

ADOPTED VERSION  
31ST OCTOBER 2022

# LONG MELFORD

## NEIGHBOURHOOD PLAN



Photographer: Steve Thomson

2018 - 2037

PREPARED ON BEHALF OF LONG MELFORD PARISH COUNCIL

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(See [www.longmelfordnp.co.uk](http://www.longmelfordnp.co.uk))

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# SUPPORTING DOCUMENTS

(See [www.longmelfordnp.co.uk](http://www.longmelfordnp.co.uk))

**STATEMENT OF BASIC CONDITIONS**

**STATEMENT OF CONSULTATION**

**STRATEGIC ENVIRONMENTAL ASSESSMENT**

**INDEPENDENT EXAMINER'S REPORT**

**POST-EXAMINATION DECISION STATEMENT**

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# INTRODUCTION

## PURPOSE OF NEIGHBOURHOOD PLAN

### 1.1

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans (often referred to simply as Neighbourhood Plans).

### 1.2

Neighbourhood Plans ensure that local communities are closely involved in the decisions which affect them. Each plan can set out a vision for an area and planning policies for the use and development of the area's land and buildings as well as reflecting the aspirations of the community.

“EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE POLICIES AND COMMUNITY OBJECTIVES CONTAINED IN THIS DOCUMENT TAKE ACCOUNT OF THE VIEWS OF RESIDENTS OF LONG MELFORD PARISH”

## OVERVIEW OF WHY A NEIGHBOURHOOD PLAN IS NEEDED

### 1.3

Long Melford is a community of around 3,500 people with approximately 1,600 homes and more than 100 businesses. It was designated as one of 10 (now 15) core villages by Babergh District Council (BDC) in its Core Strategy 2014. This means the village is the focus for development and services for hinterland villages, such as Acton and Great Waldingfield. Unlike the Long Melford Parish Plan 2006, upon which it builds, the adopted Long Melford Neighbourhood Plan for 2018 - 2037 (the Plan) has become part of the statutory planning framework. Together with the BDC Local Plan, the policies in the Plan provide the basis for the determination of planning applications in the Long Melford Neighbourhood Plan Area by BDC, the Planning Authority.

### 1.4

The Plan must respect previously committed developments (i.e. Weavers Tye, on Bull Lane and Elms Croft, by Ropers Lane). As well as shaping where development will go, this Plan can also influence the components of development and the associated infrastructure.

### 1.5

The Plan has been prepared with regard to the Government's National Planning Policy Framework (NPPF 2021), as well as guidance set out in the National Planning Practice Guidance. The Policies in the Plan have been designed to contribute towards the achievement of sustainable development, and they conform with the strategic policies in BDC's Local Plan 2006 and its Core Strategy 2014. BDC are currently working on an updated Joint Local Plan. The Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Reg19) Document (Draft JLP) was published in November 2020. The Neighbourhood Plan has been prepared in general conformity with the strategic policies in the Draft JLP.

### 1.6

The Plan has also had regard to the policies of the Core Strategy for Minerals and the Core Strategy for Waste, both produced by Suffolk County Council. A planning document which replaced both of these documents is the Suffolk Minerals and Waste Local Plan (SMWLP), adopted in July 2020.

### 1.7

The Plan complies with the requirements of the conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Town & Country Planning Act 1990 (as Amended). This is expanded upon in the Statement of Basic Conditions, which was prepared in readiness for submission of the Draft Plan to BDC (See Plan Supporting Documents).

### 1.8

Neighbourhood Planning Policies only influence development that requires a planning application and the Plan cannot therefore include Policies that fall outside planning control. During the public consultations, a range of issues were identified, which are dealt with in the Plan as Community Objectives. Although Policies dealing with these cannot be delivered by a Neighbourhood Plan, they are considered by the Parish Council as important to pursue. Chapters 5 and 6 of the Plan therefore include both Policies and Community Objectives. For ease of reference these are shown in different coloured boxes.

### 1.9

In aiming to achieve sustainable development, the Policies and Community Objectives in this Plan seek to meet a set of core objectives, as compiled by a Neighbourhood Plan Steering Group (NPSG) put in place by the Parish Council. These are shown at the end of Chapter 3.

# 1. INTRODUCTION

CONTINUED...

## 1.10

To take forward the Community Objectives identified during the period when the Plan has been put together, the Parish Council set up a Parish Infrastructure Investment Plan (PIIP) with funding from developments where planning permission has been granted. Initially, representatives from the NPSG joined the Parish Clerk to operate the PIIP in accordance with Community Objective priorities set by the Parish Council. Then, from 2020, the PIIP became a central part of the operations of the Parish Council, with a committee of councillors and with guidance from the council's Responsible Financial Officer.

## PLANNING AUTHORITY

### 1.11

In December 2016, Long Melford Parish Council submitted an Area Designation Application to BDC to define the boundary of its Neighbourhood Plan area and thus to facilitate the preparation of a Neighbourhood Plan. After completion of a statutory consultation period in February 2017, BDC confirmed the designated area, as shown in Map 1A. At that point, work commenced to produce the Plan.

## PLAN PERIOD

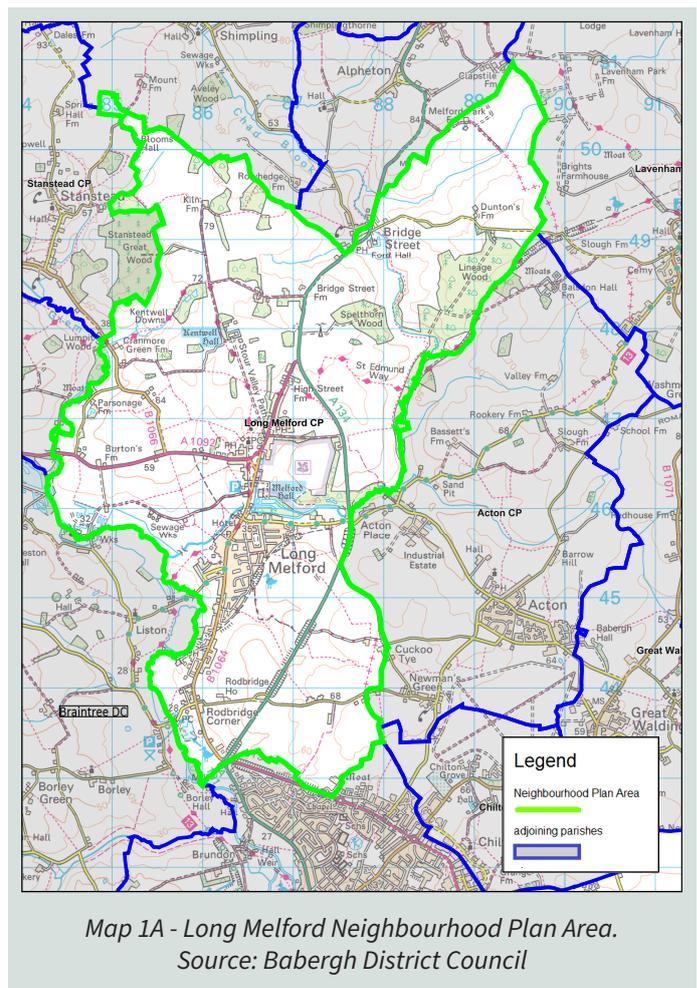
### 1.12

It covers the period 2018-2037. This 19-year period is appropriate for a number of reasons:

- It will correspond with the period applicable to the emerging Joint Local Plan.
- Household projections (i.e. the anticipated need for housing in the parish) are made for ten years but Government Guidance says they should be applied to 19-year plans, subject to review when new projections are published.
- Although the supply of land for development can be identified in the Plan from the outset, it may take several years for such developments

to be realised, depending on the market and the condition of the sites. Progress in delivering the village's housing requirement can be monitored over the Plan Period.

- It allows time for the issues identified in the Plan to be addressed.
- It is difficult to anticipate developments further ahead than 19 years. The Plan will be reviewed when circumstances require it.



### 1.13

The Plan has been produced by a Neighbourhood Plan Steering Group (NPSG) of Parish Councillors and local residents, appointed in January 2017 as a committee of the Parish Council. The members of the NPSG were determined to involve as many residents as possible in the work to produce the Plan, via a thorough programme of community involvement. For example, the programme included five public meetings, two forums for local businesses and a range of meetings with local service providers, organisations, specialists and individuals.

### 1.14

Central to the objective for widespread community involvement was a village-wide survey of residents aged 15 and over, completed in May 2018. The Residents Survey was distributed by around 100 volunteers who collected 1,995 completed questionnaires, representing a 75% response rate.

### 1.15

Obtaining the views of younger residents was also considered to be essential as part of the thorough programme of community involvement. The NPSG therefore arranged visits to two local secondary schools, to provide Neighbourhood Plan project sessions for Long Melford resident pupils.

### 1.16

A full description of the community involvement programme and those whom the NPSG consulted is provided in the Statement of Consultation (See Plan Supporting Documents). Further appendices then include more on the community involvement work of the Steering Group, including the full results and methodology of the Residents Survey (Appendix 2), details of the Schools Project (Appendix 6) and notes from the Business Forums (Appendix 7).

### 1.17

The NPSG has therefore consulted and listened to the community and local organisations on a wide range of issues that are of relevance to the Plan. Every effort has been made to ensure that the Policies and Community Objectives contained in this document take account of the views of residents of Long Melford Parish.

## STAGE OF PLAN

### 1.18

On 24<sup>th</sup> June 2022 BDC issued a Decision Statement that confirmed its acceptance of all the modifications put forward in an Independent Examiner's report dated 13<sup>th</sup> May 2022. The NPSG updated the Plan for the Examiner's modifications and on 22<sup>nd</sup> September 2022, BDC gave notice of a referendum to be held in Long Melford on 27<sup>th</sup> October 2022, asking eligible voters *"Do you want Babergh District Council to use the Neighbourhood Plan for Long Melford to help it decide planning applications in the Neighbourhood Plan Area?"*

### 1.19

In the referendum, 789 votes were cast (a turnout of 25.23%) and of these, 748, or 95%, voted 'Yes' to the question above. As a result, BDC issued a Decision Statement dated 31<sup>st</sup> October 2022, adopting the Long Melford Neighbourhood Plan (2018 - 2037) as part of its statutory Development Plan, in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

### 1.20

At an early stage it was established, from evidence and soundings, that the Plan should focus on certain priority issues, especially growth and housing. Consequently, not all possible topics are covered in the Plan. It is anticipated that additional topics will be covered in a review of the Plan.

### 1.21

Long Melford Parish Council confirms that this is the only Neighbourhood Plan for the parish of Long Melford.

### 1.22

The Independent Examiner's Report and Decision Statements mentioned above can be seen in the 'Supporting Documents' section of the Plan website, along with sundry documents issued by BDC in regard to the referendum: The website also includes the main Plan document and its related appendices:

[www.longmelfordnp.co.uk](http://www.longmelfordnp.co.uk)



# THE NEIGHBOURHOOD

## 2.1

This chapter is an introduction to Long Melford, its location, the extent of the Neighbourhood Plan area, its history and a statistical account of the population and the economic and social activity in the village.

## LOCATION OF LONG MELFORD

## 2.2

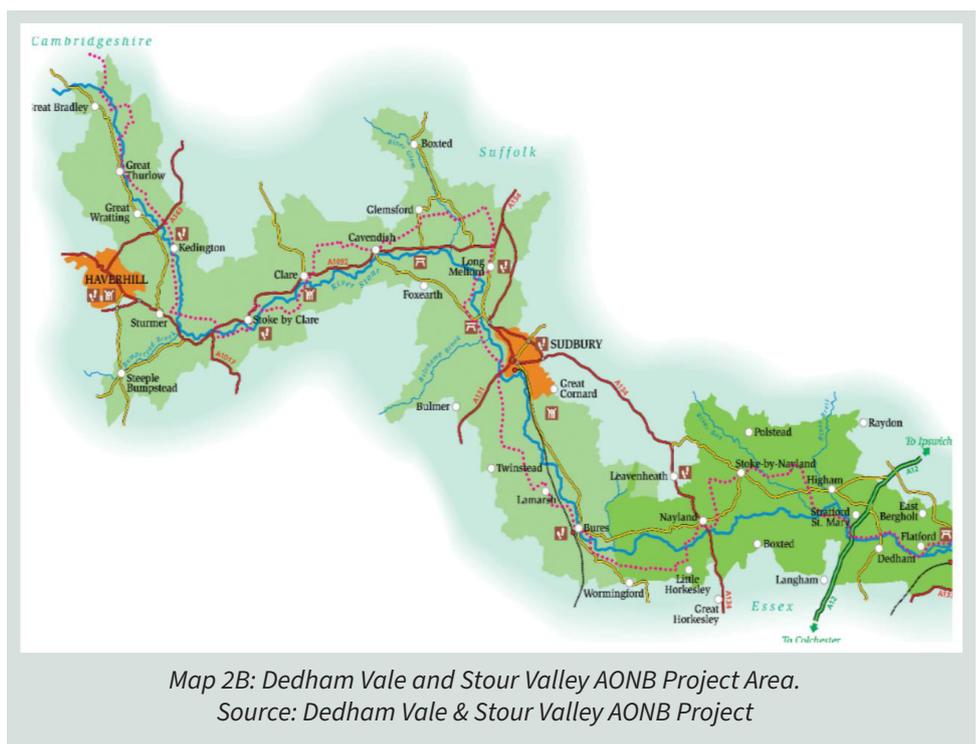
Long Melford is situated in the South Suffolk countryside. It is a large village, most of which lies along the former main road from Sudbury to Bury St Edmunds, which follows the valley of the River Stour, crossing the Chad Brook, a tributary of the River Stour, and continuing northwards.

From beginning to end the village is three miles in length. The parish also includes properties in the hamlets of Bridge Street and Cuckoo Tye. The parish boundary extends to meet ten other parishes and is limited to the west by the River Stour, which forms the natural border between Suffolk and Essex.



### 2.3

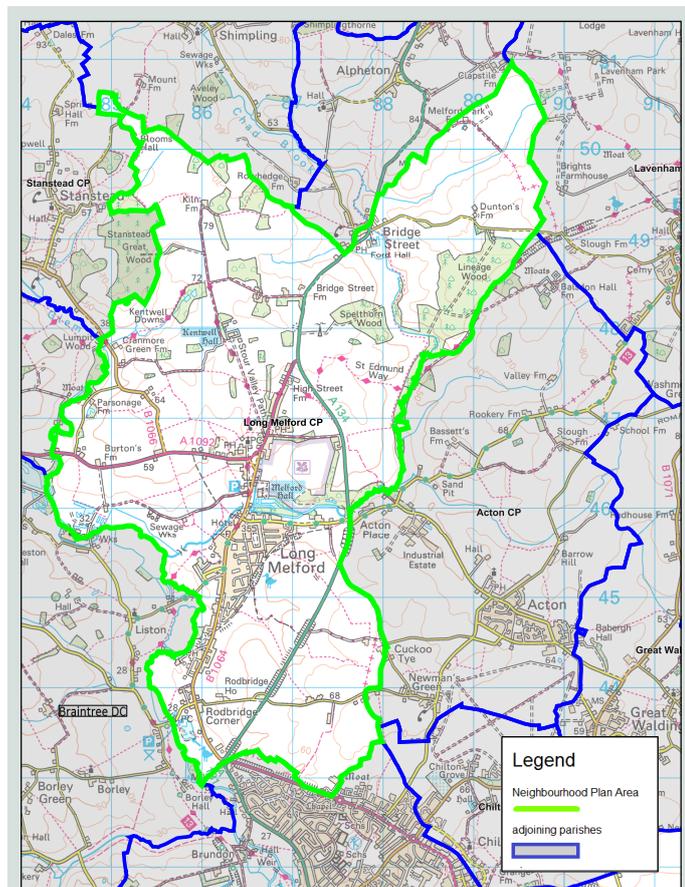
Long Melford lies within the Dedham Vale and Stour Valley Area of Outstanding Natural Beauty (AONB) Project Area, indicating its landscape value and helping to define the management of the local countryside. At the time of publication of the Plan the parish is not within the area currently being considered as an extension to the AONB. (See Map 2B where the AONB itself is shown in darker green and the Project Area in lighter green).



## THE NEIGHBOURHOOD PLAN AREA

### 2.4

The Parish of Long Melford in the context of its position in East Anglia is shown in Map 2A. The Neighbourhood Plan area first referred to in chapter 1 (Map 1A) is shown again below. Within that Map (shown here as Map 2C), the Plan Area is delineated with a green border. The neighbouring parishes are Alpheton and Shimpling (north), Lavenham, Acton and Chilton (east), Sudbury (south) and Stanstead, Glemsford, Liston and Borley, the latter two being parishes of Braintree District Council in Essex (west and south-west).



Map 2C: Parish Boundary of Long Melford.  
Source: Babergh District Council

## VILLAGE HISTORY

### 2.5

Long Melford parish is rich in archaeological remains, with numerous sites listed in Suffolk County's Historic Environment Record for the parish. The earliest records are from the Palaeolithic period, with enclosures or ring ditches apparent as cropmarks, most likely from the Neolithic or Bronze Age. Evidence from the Iron Age has been found with a cremation burial site and several finds of coins. The Romans left much evidence, including burial artefacts and bones, rare domestic items including a mirror, sword, knife and pottery, the remains of many buildings and sections of road. There are two Roman villas listed in the village's three Scheduled Monuments. The Water Conduit on the village green is the third Scheduled Monument. In addition, the village has two watermill sites and three pill boxes from World War II. There are outstanding examples of medieval and more recent history to be found at Holy Trinity Church, Kentwell and Melford Hall. The village also retains the remains of a Deer Park and the base of its original Market Cross on its village green.



## 2.6

According to the Domesday survey of 1086, the village had a substantial manor, held by the Abbey of St Edmundsbury, and this included 50 acres of meadow, woodland for 60 pigs, two mills and a church. The village is said to have been named from the ‘mill-ford’ crossing the Chad Brook, which is still visible at the bottom end of the Green. The main street, which is wide by today’s standards, allows for free parking on both sides of the street. This was originally the road between Sudbury and Bury St Edmunds, before the construction of the A134 bypass in 1991, and includes a slight diversion of the Peddars Way, the most important Roman road on the western side of East Anglia.

## 2.7

During the Anglo-Saxon period, it is thought that the local population lived in a series of scattered hamlets. By the 13th century, Melford had acquired a Market Charter and was beginning to specialise in the production of woollen cloth. This contributed greatly to its past and is still relevant as ‘Wool Towns’ tourist publicity. The industrial and commercial growth saw the development of Hall Street, which is now the heart of the village. As the hamlets joined together, ‘Long’ was added to the name to create the village that is known today. After 1700, the market for cloth declined, but the village managed to acquire new industries such as paper making, oil distilling, iron



founding, horse-hair weaving and mat making, with some of these continuing into the 20th century. There are reminders of these village industries in the form of cast iron bollards, foot scrapers and grave markers made by Ward & Silver, the former local iron foundry.

## 2.8

There are many listed buildings within Long Melford’s Conservation Area and the majority of these line the main thoroughfare through the village, Hall Street. Most of these are Grade II listed and are Tudor in origin, although many were re-fronted with brick in Georgian and Victorian times. The four Grade I listed buildings are the Holy Trinity Church, the adjoining Trinity Hospital and two Tudor houses and estates - Kentwell to the north of the Church and Melford Hall, to the south.

## 2.9

Since the late 19th century, much of the residential housing built in the village can be attributed to the building firm, Cubitt Theobald. They have been a major employer in Long Melford and still operate from their St. Catherine’s Road premises, employing around 65 staff, the majority of whom live in or near to the village.

## 2.10

After the Second World War, development took place to the east of the village including the introduction of council housing. The village then continued to grow, mainly via private developers, with ‘growth spurts’ accompanying major new developments, typically Harefield (built in 1967) and Roman Way (completed in the late 1980’s). This growth continues to the present day, with four separate housing estates recently completed or currently under construction: Orchard Brook in the village centre, Weavers Tye on Bull Lane, to the east of the village centre, Elms Croft by Ropers Lane and Station Road, the latter two to the south of the village centre.

## 2. THE NEIGHBOURHOOD

CONTINUED...

### 2.11

The village had a railway station which opened in 1865, as part of the Stour Valley railway line from Sudbury to Cambridge, via Clare and Haverhill. There was also a branch line northward to Lavenham and on to Bury St Edmunds. This branch line closed in 1961 and the Stour Valley line and station closed in March 1967, as part of the Beeching cuts. The old station building remains, now a private house and a significant section of the old railway line forms one of the village's nature reserves.

### 2.12

Long Melford's history of commercial success from business and tourism also continues today, with a mix of businesses which are mainly focussed around Hall Street. Tourism is a valuable source of income and Holy Trinity Church, Kentwell and Melford Hall continue to draw in visitors. In 2017, the Nethergate Brewery moved to the southern end of the village from its base in Essex. There are also a number of long-established farms. (For more on business and tourism in the village, see Chapter 7).

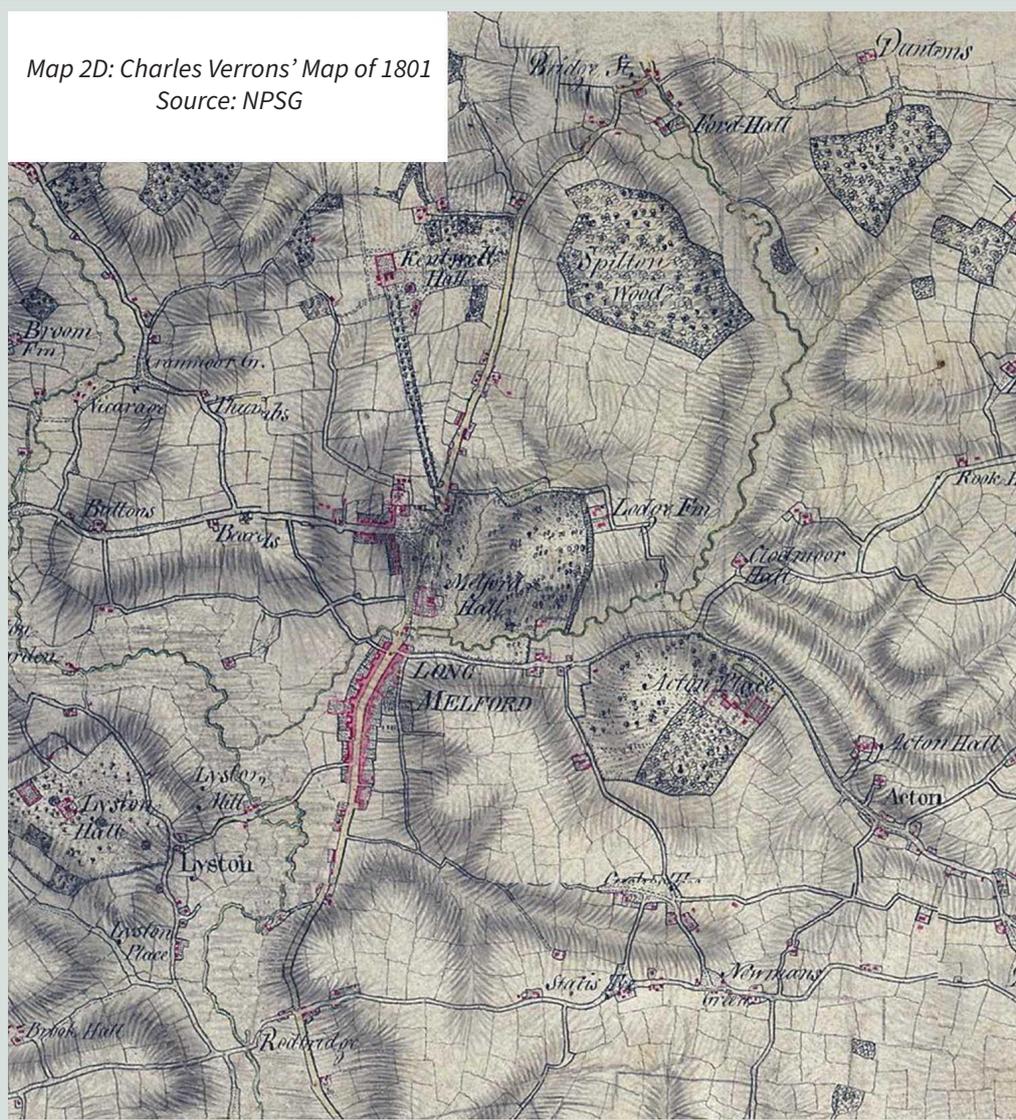
### 2.13

The village's community groups are numerous and well supported by local residents and those from surrounding villages. The village still retains a GP practice, primary school (with pre-school), library and other essential services. Long Melford has two Local Nature Reserves and a major part of the village has Conservation Area status, originally designated by West Suffolk County Council in 1973, and inherited by BDC at its inception in 1974.

### 2.14

The significant older population in the village is served by a range of specialist accommodation e.g. Steeds Meadow, Melford Court, Holy Trinity Hospital (not limited to older people but tends to be) and Orchard Brook (a recent addition).

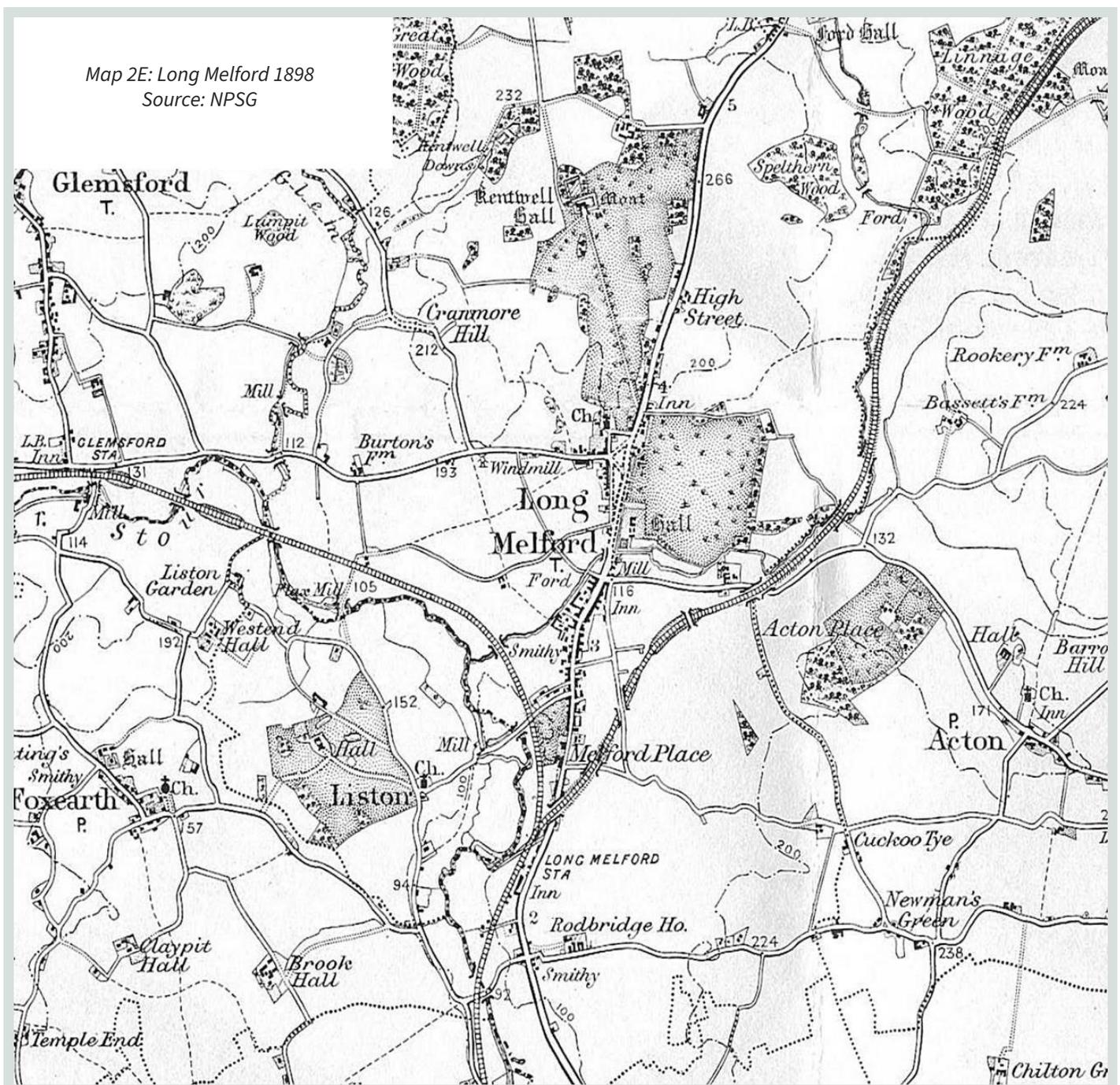
Map 2D: Charles Verrons' Map of 1801  
Source: NPSG



## 2.15

Long Melford today is a place of considerable heritage significance. The history of Long Melford has featured in the BBC series 'The Great British Story' as well as many publications, and the village has a volunteer-led Long Melford Museum & Heritage Centre, and a Historical Society which celebrated its 50th anniversary in 2019.

Maps 2D and 2E show the parish and surrounding area in 1801 and 1898. These show earlier stages of the linear development pattern which is still evident in the village today.



## CONTEMPORARY LONG MELFORD

### 2.16

The statistical data which is shown and commented on in following sections on Population, Households and their Housing and Economic Activity is taken from the Census of 2011. For a full record of the data concerned see Appendix 1.

## POPULATION

### 2.17

Based on the Census of 2011, Long Melford has a population of 3,518 people which is broken down as follows (See Chart 2A):

### 2.18

Long Melford's population age distribution shows children aged 0-15 account for 13.9%, a lower proportion than in Babergh at 18.1% (18.9% England).

### 2.19

The age ranges in the chart below include peak economic activity (16-44 years), and standard economic activity (45-64 years). The parish has a smaller proportion of people in the age range of peak economic activity: 28.6% compared to 31.5% in Babergh (39.4% England).

### 2.20

The data of the population aged 65 or over records 26.8% for Long Melford, compared with 21.4% in Babergh (16.3% England).

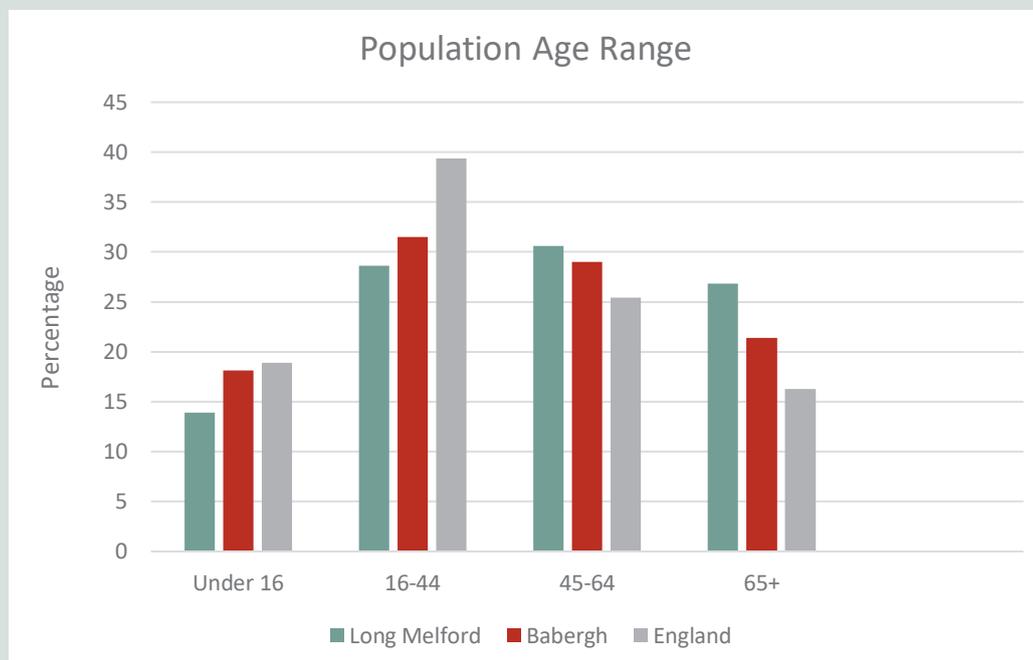
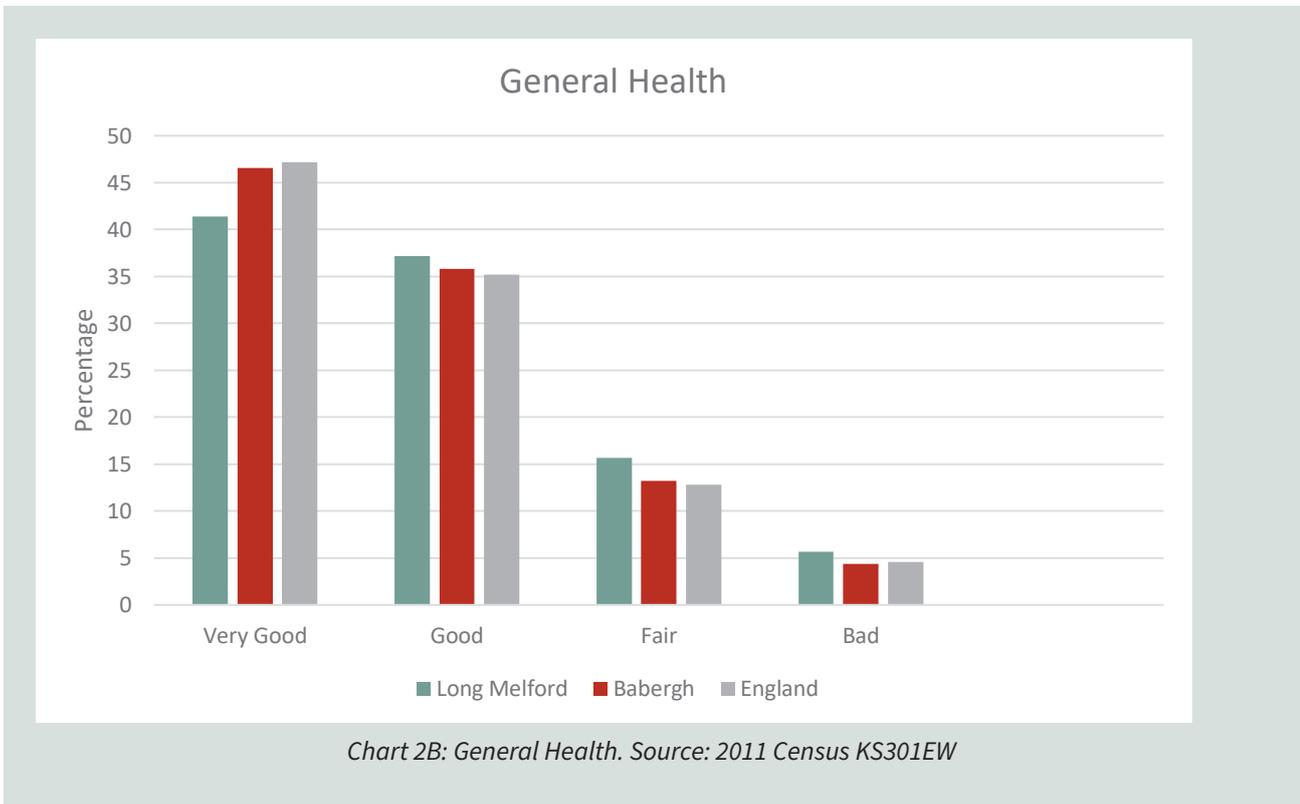


Chart 2A: Age Structure. Source: 2011 Census Table KS102EW

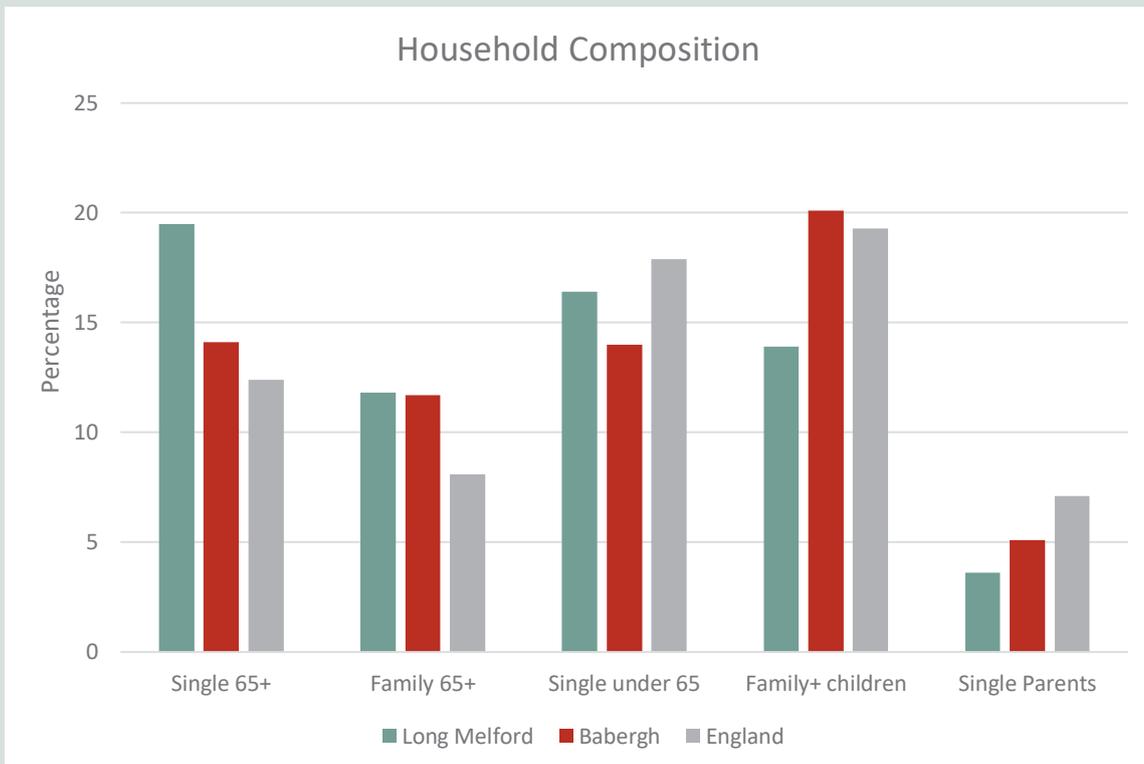


#### 2.21

Related to these age characteristics are the health figures: 21.4% of Long Melford residents declared that their fair/bad health is limiting day-to-day activities a little or a lot, compared to 17.4% in Babergh (17.6% England).

#### 2.22

The household composition picture is also influenced by the age profile: 19.5% of the 1,661 households are single-person, aged 65 plus. A further 11.8% of households are families in which all persons are aged 65 plus. Both figures are higher than in the



*Chart 2C: Household Composition. Source: 2011 Census Table KS105EW*

comparator areas. Single person households with members younger than 65 account for 16.4% of parish households. Households with dependent children make up 17.5% of parish households, mostly married or co-habiting couples (13.9%), with single parents accounting for 3.6% of this figure.

### 2.23

Long Melford sits between Babergh and England in terms of deprivation: 45.4% of households in the parish are not deprived in any dimension, compared to 47.5%

in Babergh and 42.5% in England. The same pattern is displayed in relation to households which are deprived in two, three or four dimensions: 22.4% of households in the parish. This means that over a fifth of Long Melford households or 371 households are deprived in at least two dimensions. (Note: dimensions in relation to deprivation data are indicators that are based on four selected household characteristics: employment position, education level attained, general standard of health and housing situation).

## HOUSEHOLDS AND THEIR HOUSING

### 2.24

In Long Melford, 65.6% of houses are owned, with or without a mortgage, compared with 71.9% in Babergh and 63.4% in England.

The counterpart to this is a lower proportion of households in social rented housing: 15.7% in the parish and 18.2% in privately rented or rent-free accommodation.

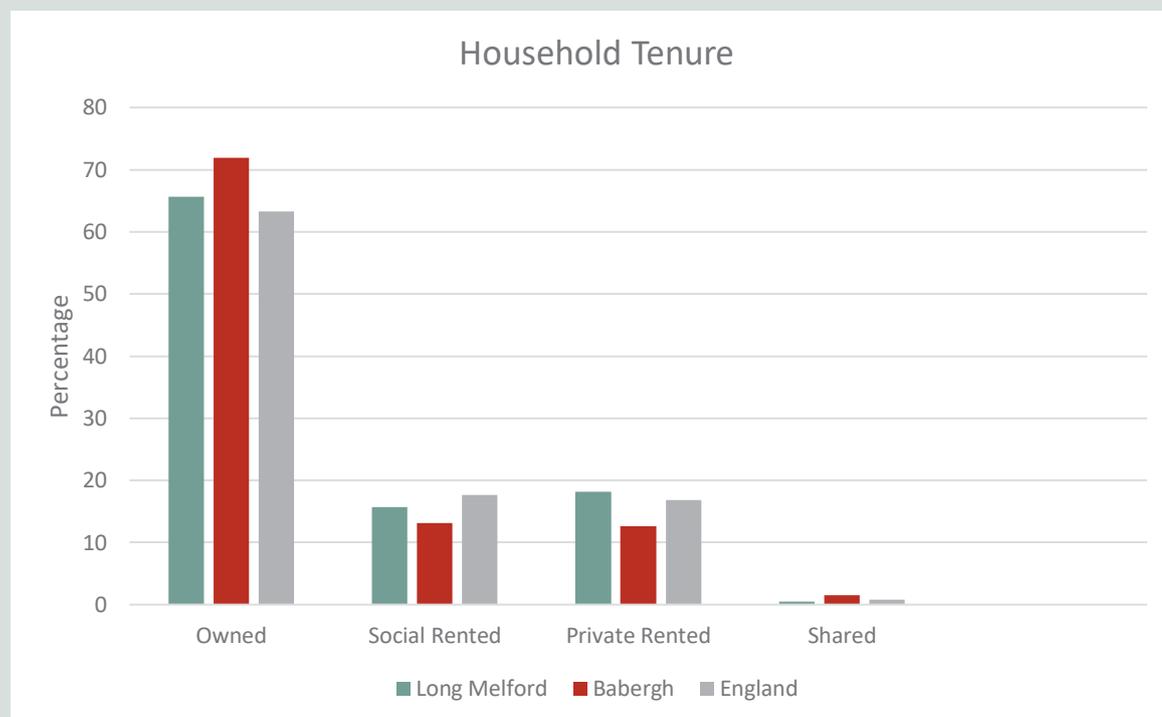


Chart 2D: Tenure – Households. Source: 2011 Census Table KS402EW

### 2.25

No households are reported as sharing a dwelling with another household. 90.6% occupy a whole house or bungalow and 9.4% a flat, maisonette or apartment. The houses and bungalows are divided roughly one third each detached, semi-detached and terraced.

### 2.26

The Census also measured space standards by the number of persons per room. Long Melford scores well against both other areas: 83.3% of households with fewer than 0.5 persons per room, compared to 79.1% in Babergh (71.1% England). Only eight households are at more than one person per room.

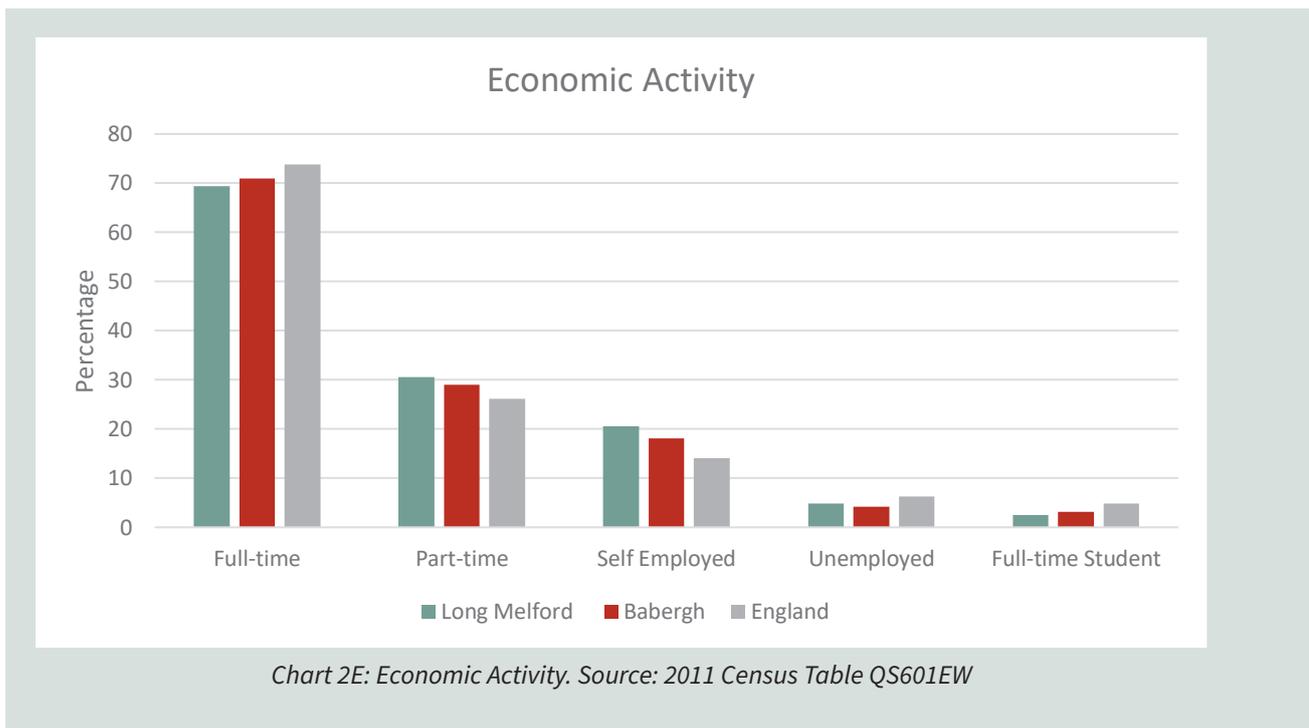
## ECONOMIC ACTIVITY

### 2.27

The overall rate of economic activity among those aged 16-74 in the parish is lower at 68.5% than in Babergh 70.3% (England 69.9%). Among the economically active, 72.0% are employed and 20.5% self-employed, the rate of self-employment being higher than in both other areas. Among the self-employed only 21.9% have employees, the balance 78.1% working either full or part-time, without employees. This gives a total of 282 people who are self-employed and working on their own. The figures for self-employed in Long Melford are generally higher than in the other areas.

### 2.28

Among the economically inactive two-thirds are retired, 11.0% are looking after a home or family, 6.4% are students and 9.3% are long-term sick or disabled.



## 2.29

In terms of academic qualifications, 27.3% of residents aged 16 and over have no qualifications, which compares with 23% in the other areas. The difference in level of qualifications is significant at degree or equivalent: Long Melford 23.4%, compared to 25.8% in Babergh, (England 27.4%). However, Long Melford has a slightly higher proportion of apprenticeships than the other areas.

## 2.30

The socio-economic classification of Long Melford residents aged 16-74, is similar to the other areas, although there is a higher representation of small employers and people working on their own account. About 10% of residents are in higher managerial, administrative and professional occupations and 20% in lower managerial, administrative and professional occupations. Over 25% of residents are in routine or semi-routine occupations.

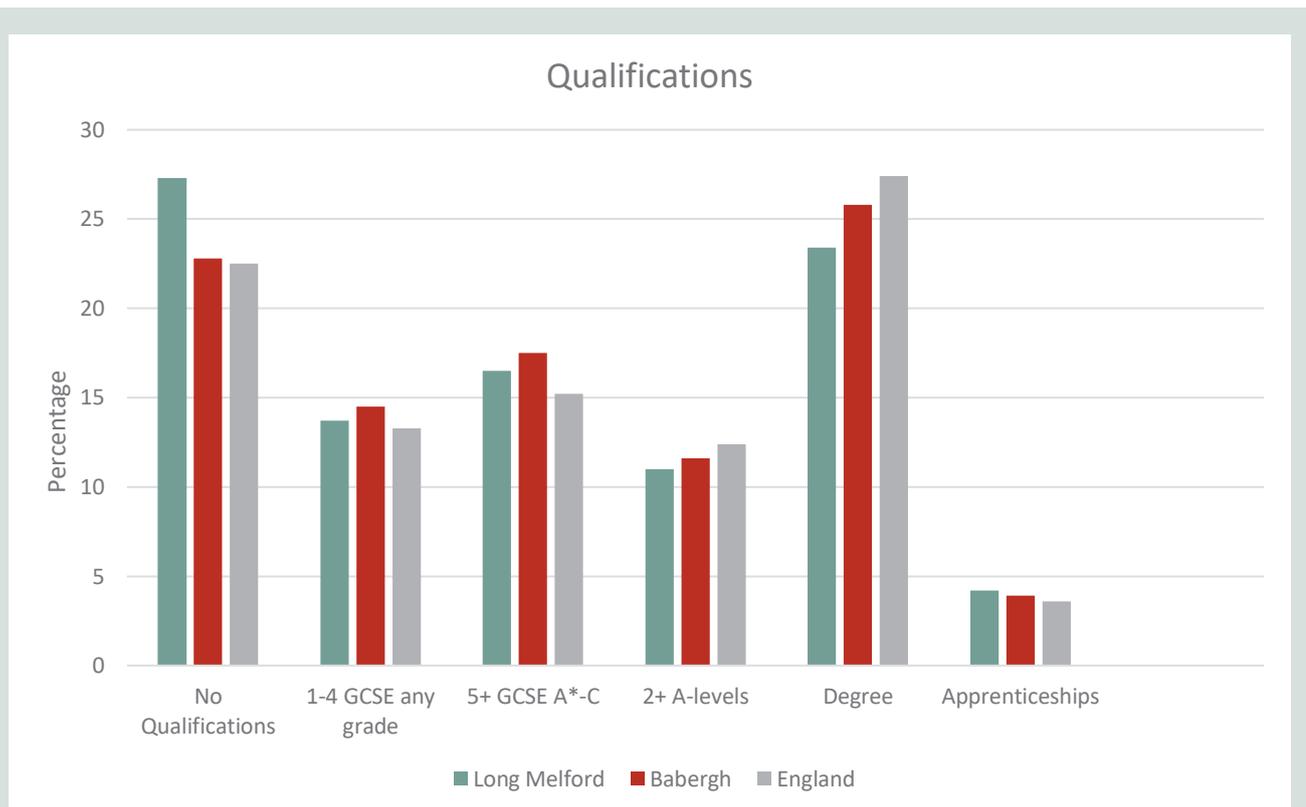
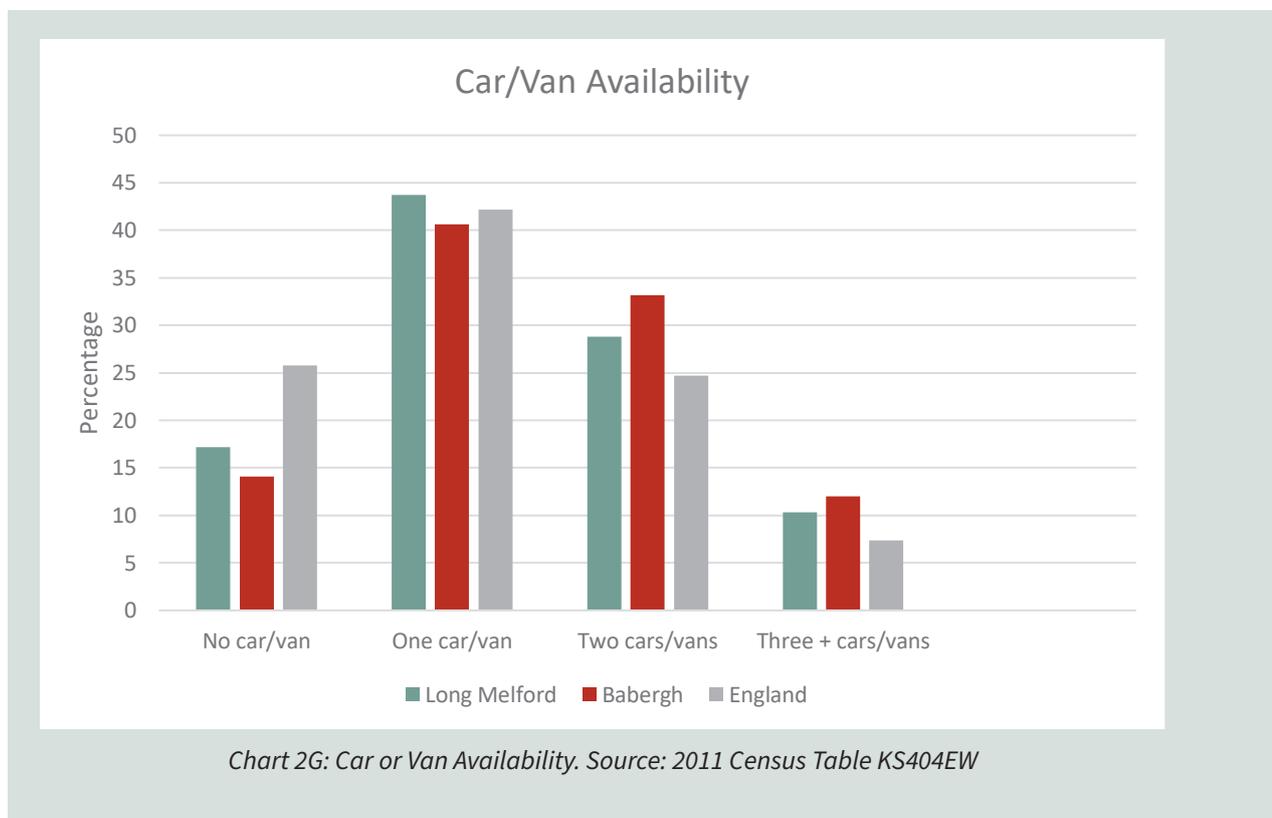


Chart 2F: Qualifications. Source: 2011 Census Table KS501EW

### 2.31

Car (or van) ownership is lower than in Babergh but significantly higher than in England. Car ownership tends to be higher in rural areas, where alternative forms of transport are less available and typical distances travelled are greater. In urban areas car ownership is lower, with better public transport and more accessible facilities. Just over 10% of households have three or more cars or vans.



“GIVEN THE GROWING DISTANCES PEOPLE ARE PREPARED TO TRAVEL TO WORK ... IT IS NOT SURPRISING THAT LONG MELFORD RESIDENTS RELY HEAVILY ON THE CAR OR VAN FOR GETTING TO WORK”

### 2.32

Travel to work is an important issue when considering the sustainability of a community such as Long Melford. The 2011 Census covers mode of travel to work but not distance. The figures show an interesting pattern, which reflects the geography of Long Melford and its surrounding area:

### 2.33

The majority of people drive to work in a car or van: Long Melford 70.2 % (+4.9% travelling as a passenger), compared to 72.5% in Babergh (England 62%). This is reflected in the proportion using public transport at only 4.6%, shared equally between train and bus. Working from home accounts for 8.3% and 10% walk or cycle.

### 2.34

Given the growing distances people are prepared to travel to work and the current pressures on public transport, it is not surprising that Long Melford residents rely heavily on the car or van for getting to work.

### 2.35

The greatest potential for reducing the need to travel for Long Melford residents appears to be in increased working from home and in maintaining or increasing employment opportunities in the village and industrial estates. The importance of providing local jobs shows again in the proportion of residents who walk or cycle to work: 10.5% in Long Melford, 12.3% Babergh (England 13.7%).

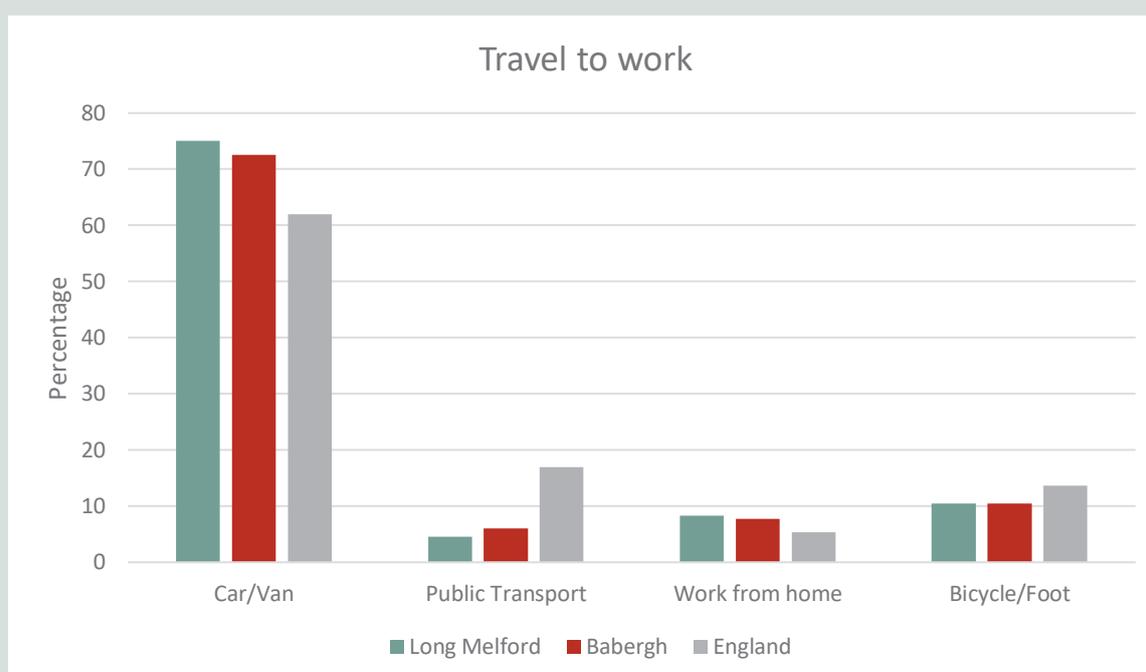


Chart 2H: Method of Travel to Work. Source: 2011 Census Table QS701EW

## VILLAGE EVENTS

### 2.36

The village has a variety of events for residents, visitors and tourists. Several of these events benefit both the village and society in general, through charitable donations. Examples include the 'Leestock Music Festival', held annually on the May Bank Holiday and 'Project Seven Big Night Out' which takes place each November. Both of these events are held in the grounds of Melford Hall which is owned by the National Trust. It has a full programme of events which attract many Trust members as well as other visitors to the village.

### 2.37

The privately owned Kentwell holds historical re-enactment days as well as outdoor cinema, outdoor music, rare breeds farm displays, 'Scaresville' (a highly popular Halloween event which takes place throughout the month of October and into early November) and a variety of seasonal celebrations which draw from different periods in history.

### 2.38

The Old School and the Village Hall are centrally positioned in the village and are in use throughout the year, hosting craft, book and antique fairs, which draw in residents and visitors.





# CHARACTERISTICS AND VISION

## KEY CHARACTERISTICS

### 3.1

Long Melford is a lively, attractive and historic village set amid beautiful Suffolk countryside and farmland. It attracts many visitors from nearby villages, towns and from further afield. The main features of the village are shown within Map 3A.

### 3.2

Its key characteristics need to be maintained or enhanced if it is to continue to prosper and remain the vibrant village it is, both to live in and to visit.

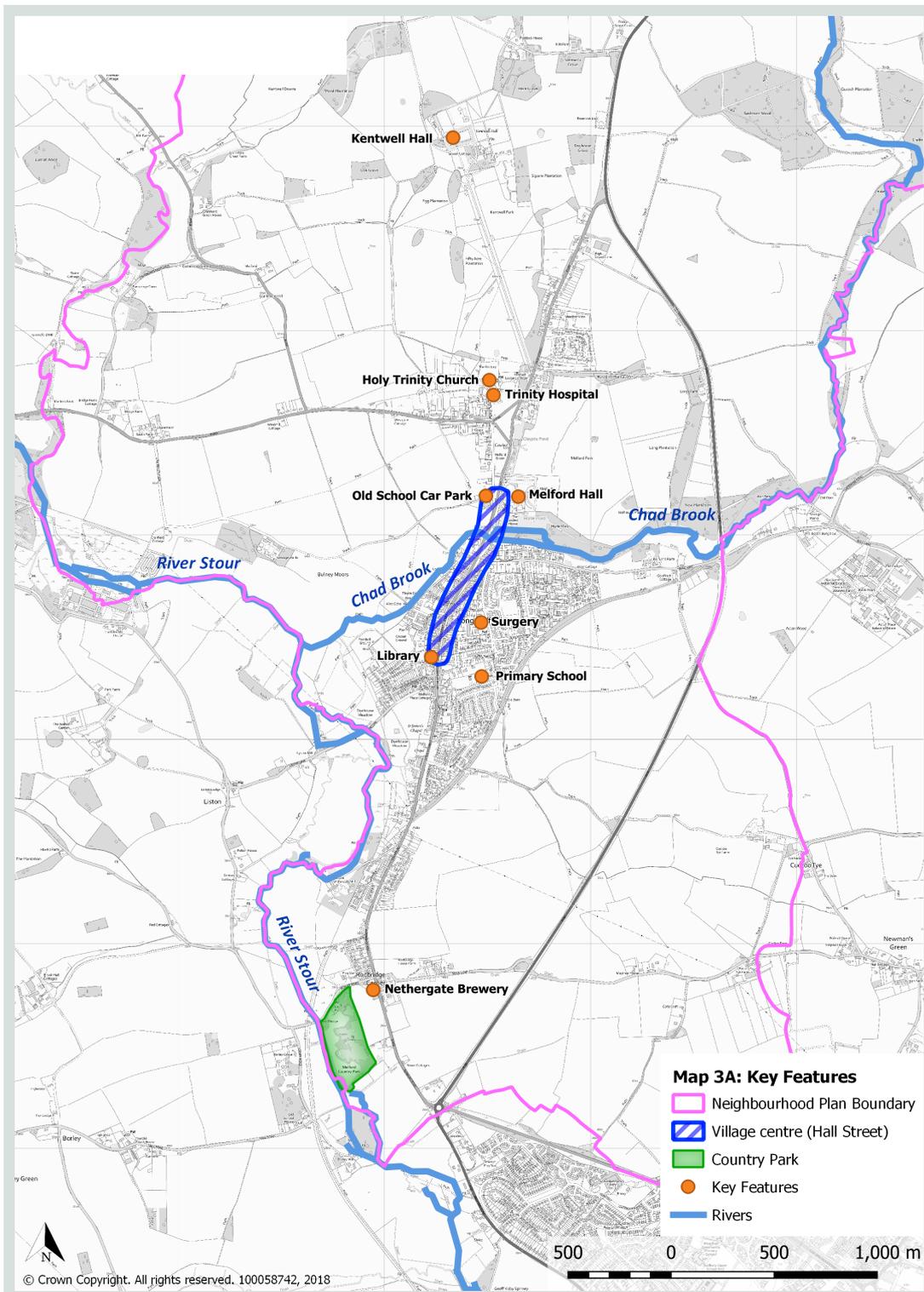
## HISTORIC CHARACTER

### 3.3

The core of the village, including Hall Street, the village greens and properties abutting them are in a Conservation Area and many of these properties are listed buildings. The best known, all Grade 1 listed, are Melford Hall, Kentwell, Holy Trinity Church and the Trinity Hospital and these buildings embody the village's historic character.

### 3.4

It is vital to maintain and enhance the village's historic character.



Map 3A – Key Features. Source: NPSG

## RURAL SETTING

### 3.5

Long Melford is surrounded by farmland, which gives it a wonderful rural setting and a number of outstanding views. It also benefits from a network of public rights of way facilitating access to the countryside.

### 3.6

The village benefits from its proximity to other villages and to the historic town of Sudbury, but there is a distinct area of farmland and meadows between it and Sudbury. Similarly, there is a clear area of farmland east of the Railway Walk as far as the A134 bypass. This rural setting is also reflected on the four main routes into the village, all of which are characterised by an attractive mix of fields, meadows and trees.

### 3.7

The routes into Long Melford, its treasured open spaces and the gap between Long Melford and Sudbury should be protected from development and from the impact of nearby developments.

## ATTRACTIVE NATURAL ENVIRONMENT

### 3.8

The village has two Local Nature Reserves and important flood meadows that are notable both for biodiversity and outdoor recreation. These and other green areas need to be protected and enhanced for future generations.

### 3.9

It is important that the village cares for the natural environment and thinks about long term sustainability.



## VIBRANT VILLAGE CENTRE

### 3.10

Hall Street and Little St Mary's are lined with interesting, varied and largely independently owned shops, galleries and antique centres, beauty salons and hairdressers plus hotels, pubs, tea shops, restaurants and much more. These are popular with residents and tourists alike and contribute greatly to the village's vibrancy and economic prosperity.

### 3.11

Every effort should be made to support local businesses and to ensure a positive experience when people visit the village centre.

## ATTRACTIVE DESTINATION FOR VISITORS AND TOURISTS

### 3.12

Long Melford's two halls and Holy Trinity church, its Country Park, its Railway Walk and its businesses benefit greatly when people visit from outlying villages and towns, or when tourists make the village a destination from further afield.

### 3.13

Continued support for tourism in Long Melford is essential.

## KEY CHALLENGES

### 3.14

Over time all communities have to deal with change and to cope with challenges. In facing this in Long Melford an appreciation of heritage is very important, but it is also essential not to become tied to the past and to know when and how to embrace the future.

### 3.15

The challenges which Long Melford faced at the start of the Plan Period are in many respects a consequence of its past success and the characteristics set out above. People enjoy this village and as time passes, more are choosing to live here. The village is growing and with this growth comes rising demand for services and pressure on the village's facilities.

### 3.16

Growth is a good thing and it is vital to the life of a community, but it has to be sustainable.

## VISION

### 3.17

The vision of this Plan is to manage the coming phase of growth for the village and parish in a manner which encourages sustainability.

### 3.18

This vision looks ahead to 2037, the final year of the Plan Period and it visualises what the residents of Long Melford might reasonably expect to see from this project. Not all of it will be delivered by the Policies of the Plan; some things will follow as an addition to the Plan and others are included as Community Objectives, which will be worked on with other parties as appropriate before and after the Plan is adopted.

### 3.19

Long Melford is a large village and there are real constraints on further growth, largely because of the rich heritage and landscape assets of the village. There is also a sense that the character of Long Melford would change, for the worse, if significant additional development were to take place. However, any living organism needs to change, to adapt to a changing environment. So, in the vision of the Plan, by 2037 additional housing will be provided in a sustainable fashion to enable all in the parish to access satisfactory housing. In particular young people will be able to secure a suitable home in Long Melford.

## 3.20

The heritage assets of the village that are open to visitors, Kentwell and gardens, Melford Hall and gardens, Holy Trinity Church and grounds and the Conservation Area, will be maintained and enhanced and they will attract visitors from all sections of the community. They will make a bigger contribution to the activities offered by the village. More generally the heritage assets will have been cared for and adapted to suit contemporary lifestyles and to ensure their viability.

## 3.21

The natural features that surround the village and which help to define it will be preserved and enhanced. Where compatible with the main, usually agricultural, use of the land, access for the public will be facilitated. More people will want to walk or cycle in the countryside, either on their way to a destination or for the enjoyment of exercise and the natural world. The network of paths and bridleways will have been extended in order to open up either attractive circuits or more non-motorised off-road routes to local destinations, with safe pedestrian and cycle routes joining all parts of the village.

## 3.22

Fundamental to Long Melford's success is the ability to access its services safely and conveniently. In an ideal world through-traffic will have been largely eliminated from Hall Street and there will be an easy mingling of shoppers parking, pedestrians, delivery vehicles and cars moving along Hall Street. This might borrow something from the concept of shared surfaces which have been successfully introduced elsewhere.

## 3.23

Increasingly the favoured mode of transport will be pollution-free electric vehicles, some of which will be operating as public transport. Owners of these vehicles will have access to charging points, not only at their homes but also in public places around the village. Walking is the ultimate sustainable form of transport and Long Melford will offer more attractive and safer opportunities for walking and cycling.

## 3.24

There will be a wide range of viable businesses and tourist facilities in and around the parish providing employment and contributing positively to the local economy and village life.

## 3.25

Long Melford, as a core village in the context of BDCs Core Strategy 2014 and its emerging Joint Local Plan, will be a service centre for ten hinterland villages. For the sake of the people of the hinterland villages, Long Melford residents and the many visitors from further afield, it is essential that the services provided in Long Melford are maintained and improved. Key facilities that will be flourishing and offering a high standard of service in the future are the shops and services focused in Hall Street and Little St Mary's, the GP surgery, the primary school and the hospitality establishments.

## 3.26

This Neighbourhood Plan is seen as the beginning of a new era of localism, in which the village will take more control over facilities and the environment in Long Melford. Measures such as the Community Infrastructure Levy (CIL), of which the Parish Council will receive 25%, now that the Plan has been adopted, will provide funds with which to secure greater local control. For more information about CIL, see Chapter 8.

## 3.27

Overall Long Melford will have been cared for, such that it remains an attractive place to live, work and enjoy for families, for retirees, for young people and children.

“THE VISION OF THIS PLAN IS TO MANAGE THE COMING PHASE OF GROWTH FOR THE VILLAGE AND PARISH IN A MANNER WHICH ENCOURAGES SUSTAINABILITY.”

## CORE OBJECTIVES WHEREBY THE PLAN CAN ACHIEVE THIS VISION

### 3.28

The core objectives which form the rationale to this Plan and which are intended to help to achieve its vision are shown below.

- a) To protect and enhance the heritage assets of the parish and to promote access to those which are open to the public.
- b) To protect and enhance the open spaces, the landscapes, and the Public Rights of Way within the parish and to facilitate more people having the opportunity to enjoy the countryside.
- c) To protect and enhance our valuable natural environment.
- d) To promote sustainable modes of travel, especially walking, cycling, electric cars and public transport.
- e) To improve amenities and the character and atmosphere of the village centre for residents, visitors and local businesses.
- f) To support and enhance viable businesses within the village and to provide the right conditions for the encouragement of employment.
- g) To encourage tourism and to provide the right environment for a wide range of events to take place in the village.
- h) To allocate land for housing development in sustainable locations to meet the demonstrated need for additional housing.
- i) To ensure that additional developments include sufficient affordable housing, housing for local people and housing of different types.
- j) To ensure that the village infrastructure reflects the present needs of the population, with sufficient capacity to also meet future needs. This applies to services such as the GP surgery and primary school but also to the facilities for recreation in the village.

The Policies and Community Objectives whereby the Plan will seek to fulfil these core objectives are set out in the following chapters.



# 4 SUSTAINABLE GROWTH AND HOUSING

## SUSTAINABLE DEVELOPMENT AND GROWTH

### 4.1

The National Planning Policy Framework (NPPF) 2021 sets out a presumption in favour of sustainable development at paragraph 11:

*“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;”*

### 4.2

The role of Neighbourhood Plans in setting out non-strategic policies (strategic policies being the responsibility of Babergh District Council (BDC)) is described at paragraphs 28 and 29:

*“This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.”*

*“Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”*

### 4.3

The objective for those strategic policies is set out in paragraph 11:

*“... strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses”*

### 4.4

The Parish Council understands that it needs to pursue policies that meet the three components of sustainable development: economic, social and environmental. The policies also need to provide for an appropriate proportion of the needs for housing and other uses that are identified strategically.

### 4.5

In pursuit of these objectives and in addition to those sites that already benefit from planning permission and/or are allocated in the emerging Joint Local Plan, this Plan allocates five sites for housing and one site for mixed employment and housing use. All of these site allocations are identified in this chapter.

## INTRODUCTION

### 4.6

Housing is the largest single land use in the parish apart from agriculture. It matters to the local community for several reasons:

- It enables some 3,500 people (2011 Census of Population) to live in an attractive and well serviced village.
- The attractiveness of the village puts housing prices and rents beyond the reach of some people. Housing in other nearby settlements is more affordable. At the public meetings that formed a key part of the consultation for this Plan there was much comment that local people often struggle to access suitable housing in Long Melford (See Statement of Consultation within the Supporting Documents to the Plan).
- Much of the housing is an important part of the historic character of the village.
- Residents of Long Melford housing form the most important of three markets for the village shops and services. The other markets are residents of the surrounding hinterland villages

and visitors from further afield.

- The housing stock has expanded over the years to meet the needs of residents and incomers. However, there is concern that the scale of expansion risks damaging the character of the village. Some 217 homes were under construction or permitted at the start of the Plan Period (1/4/18).

### 4.7

In more detail, according to the 2011 Census of Population:

- Of 1,661 dwellings in the parish 91% are single household dwellings and of these roughly one-third are detached, one-third semi-detached and one-third terraced.
- Of the same 1,661 dwellings some 40% are owned outright, 26% owned with a loan, 16% social rented and 18% privately rented.

### 4.8

In order to understand the housing needs of the community and how the property market operates in Long Melford and surrounding communities, the Neighbourhood Plan Steering Group (NPSG) has consulted:

- Local residents through open days and the Residents Survey.
- Landowners.
- Estate agents with experience of Long Melford and other local housing markets.
- Housing developers, private and social, who have experience and capability relevant to Long Melford.

### 4.9

These consultations have helped to identify not only needs related to housing but also practical issues, for example concerning the deliverability of different potential sites for housing.

## POLICY INTENTIONS

### 4.10

The main issues that have emerged from the

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

consultations and from other evidence and which provide the intentions underpinning the Policies of the Plan are:

- To meet the justified need for additional housing in the parish.
- To secure a degree of control over the scale, location and types of housing over the Plan Period.
- To ensure that a high proportion of additional housing is affordable and, within that proportion, to reserve a significant percentage for local people.
- To ensure a high quality of design in future housing development.

## 4.11

Proposals on design will be addressed once the Plan has been made, either in Supplementary Planning Guidance or by means of a review of the Plan.

## THE NEED FOR HOUSING

### 4.12

The NPSG realised early in the preparation of the Plan that housing had to be a priority issue within the Plan, for the following reasons:

- Nationally there is a need for additional housing.
- Local consultations and the Residents Survey, produced in 2018 by the NPSG, indicated a need for additional housing, especially affordable housing and housing for local people.
- Long Melford is a popular residential location.

### 4.13

NPPF 2021 (paragraph 66) requires that:

*“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the Plan Period. Within this overall requirement, strategic policies should also set out a*

*housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.”*

### 4.14

Babergh DC and Mid Suffolk DC published their JLP, Pre-Submission (Regulation 19) Document in November 2020. This responds to paragraph 66 of NPPF 2021 by producing, inter alia:

- A housing requirement for Babergh District of 7904 dwellings in total or 416 dwellings per annum, for the period 2018-2037.
- A total requirement for the Core Villages of 2699 dwellings for the same period.
- A total requirement for Long Melford of 367 dwellings for the same period; 217 dwellings are provided in planning permissions outstanding at April 2018, leaving a net requirement of 150 dwellings.
- NPPF 2021 paragraph 11 and Policy SP01 of the JLP state that these requirements are minimal.

### 4.15

It may be assumed that the requirements, including those for Long Melford, reflect *“the overall strategy for the pattern and scale of development and any relevant allocations.”* (NPPF 2021, quoted above). That pattern and scale of development includes the expectation that Core Villages will be the focus for development (Policy SP03, paragraph 2 of BMSDC Joint Local Plan, Pre-Submission (Regulation 19) Document, November 2020 and Policy CS2 of BDC’s Core Strategy 2014). The figures may be open to change as the JLP progresses towards adoption. An adjustment to the Long Melford requirement is prompted by the consent on appeal, since the start date of the JLP, for 150 homes on a site in Station Road; it means that the net requirement of 150 dwellings is met. It should be recalled that the requirement of 367 dwellings is a minimum.

## HOW MANY HOMES CAN LONG MELFORD SUSTAINABLY ACCOMMODATE?

### 4.16

The Parish Council supports the provision of additional housing in the parish because there are unmet needs and because additional population will support the significant services offered in the village. This will then help to justify additional investment in the improvement of services.

### 4.17

The capacity of the village to support additional housing development is now examined. In Long Melford at the commencement date of the Neighbourhood Plan there were (according to the JLP Strategic Housing and Economic Land Availability Assessment, October 2020, Appendix D) outstanding planning permissions for some 217 dwellings, of which the most significant were Orchard Brook 48, Weavers Tye 71, Elms Croft 77, and the former Downs Garage in Southgate Street 3. About half of these were under construction at the relevant date (1/4/18), meaning that there is little doubt about their delivery. Furthermore, the construction of 150 dwellings on Station Road has now commenced.

### 4.18

In the context of the Policy CS2 (of BDC's Core Strategy 2014) and the expectation upon Core Villages to be the focus for development, it is noteworthy that some 230 homes are under construction or permitted in the hinterland villages of Long Melford. These include: Acton 100, Cockfield 51, Great Waldingfield 32, and various smaller schemes in Alpheton, Cockfield, Lawshall, Stanstead totalling approximately 50. The hinterland villages are making a significant contribution to meeting the requirement for homes in the Long Melford area.

### 4.19

Policy SP04 of the JLP states: "designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements set out in Table 4." That requirement for Long Melford is 367 dwellings which matches the total committed capacity of Long Melford of 367 dwellings. An allowance must also be made, in accordance with the Draft JLP, for windfall housing development. Using the evidence presented in the Draft JLP such development will result in some 19 additional dwellings. The fact that the requirement is a minimum and that there is a possibility not all planning consents will be implemented provides the opportunity for the Neighbourhood Plan to consider particular needs that may not be met by the committed schemes.

### 4.20

Those needs and particular constraints on development in Long Melford are considered in the following paragraphs:

- NPPF 2021 stipulates that the estimated need should be seen as a minimum, not a target or a maximum.
- The Neighbourhood Plan needs to consider whether there are local needs that would not be met by the committed developments.
- The Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk District Councils, produced in March 2018 by Place Services (link at the end of this section) is particularly significant for Long Melford. The Assessment evaluates settlements with heritage significance according to the value of their heritage features, the susceptibility of those features to further development and the combined effect of value and susceptibility. Long Melford is one of only two settlements in Babergh District to be scored "High" on all three counts. This means that the heritage assets of the village are highly valuable, they are highly susceptible to detriment attributable to development and the combination of these factors makes Long Melford especially vulnerable. The Assessment gives guidance on the location

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

and significance of heritage assets and on areas of the village where assets are particularly at risk.

The Assessment's summary relating to Long Melford is quoted:

*“Long Melford is a well preserved medieval and early modern historic linear settlement of high value. At the northern end of the settlement are two large country houses, set within their associated parkland, both of which are registered parks and gardens. The settlement is extremely susceptible to change, with very limited areas where development might sensitively be accommodated, given the extent of the boundary which is defined by the registered parks and gardens and by the earthworks associated with the historic railway.”*

<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Heritage-and-Settlement-Sensitivity>

<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Appendix-1-Babergh-settlement-assessments.pdf>

- In the Babergh/Mid-Suffolk JLP Topic Paper, Settlement Hierarchy Review, July 2019, Long Melford achieved the highest score of all settlements other than towns for its availability of services such as shops, schools, community and recreational facilities, public transport etc. This makes the village an attractive focus for development.

## 4.21

Local needs have been examined in a number of dimensions:

- The 2011 Census of Population shows a significantly higher proportion of people aged 65 or over in the parish: 26.8% compared with 21.4% in Babergh and 16.3% in England. In addition, 21.4% of Long Melford residents declared that their fair or bad health is limiting their day-to-day activities a little or a lot, compared to 17.4% in Babergh and 17.6% in England. Households in Long Melford are

skewed towards single-person households aged 65 and over: 19.5% in the parish, 14.1% in Babergh and 12.4% in England. This all indicates a need for smaller properties easily accessible to the surgery and other village services.

- The Residents Survey expressed preferences for different types of housing; the following types attracted more than 50% of respondents saying they were needed or very much needed (Appendix 2, Table H2):

• Bungalows	58%
• Two-bedroom houses	70%
• Three-bedroom houses	58%
• Sheltered housing	56%

This relates to the types of houses built not the number of houses; additional dwellings may nevertheless be needed if the committed schemes do not respond to these needs.

- A different aspect of housing need is deprivation: 22.4% of households in the parish are deprived in two, three or four dimensions. Whilst this is only slightly higher than in Babergh (19.4%) it means that over a fifth of Long Melford households or some 371 households are deprived in at least two dimensions. This indicates a significant need for affordable housing. 54% of respondents in the Residents Survey indicated that they were happy with BDC's policy requiring 35% of new housing to be affordable. (Appendix 2, Table H4). The Inspector at the Station Road Inquiry (APP/D3505/W/18/3214377) concluded that the 53 people then on the Housing Register with a preference for, or a link to, Long Melford village was a reasonable indication of the need for affordable housing, which might be met by committed schemes and the Appeal proposal; however it did not take account of any need arising in relation to other villages in the Long Melford cluster.
- Information on house sales gathered by Rightmove from HM Land Registry (6/4/20) shows the average sale price in Long Melford at £341,085 and a considerable range of prices for different house types:

- Detached: £439,715
- Terraced: £230,916
- Semi-detached £287,307

The ratios of house prices to earnings produced by the Office for National Statistics give a broad indication of the affordability of housing; for Babergh the median ratio is 10.95 and the lower quartile ratio is 11.07. Ratios in the 1990's were 3 to 4. No ratios are produced for smaller areas; however Long Melford will probably display a similarly significant level of unaffordability. There is a need for lower priced homes in Long Melford.

- The Residents Survey indicated strong support for new housing to be reserved for local Long Melford people: 91% of respondents were in favour overall and 82% supported the proposition that 11% up to 35% or more of new housing should be so reserved. (Appendix 2, Table H5). None of the committed schemes reserves housing for local people.
- The evidence indicates a need for various types of housing:
  - Properties suitable for small, elderly households with good access to village services.
  - Affordable housing for rent, as defined in NPPF 2021, Annex 2.
  - Affordable housing in other tenures, which might include smaller properties and terraced properties.
  - Bungalows
  - Housing reserved for local people.
  - Uncharted needs arising from the hinterland villages that look to Long Melford and those likely to arise later in the Plan Period (2018-2037).

#### 4.22

In order to assess the capacity of the parish to accommodate development, particularly in response to the locally identified needs, a call for sites was made and a framework made for the assessment of sites.

## THE CALL FOR SITES AND THEIR ASSESSMENT

### 4.23

Sites have been identified from several sources:

- BDC's Strategic Housing and Economic Land Availability Assessment (SHELAA).
- A public call for sites which was published in the Melford Magazine, which is delivered to 1,650 households in the parish.
- An invitation to individual landowners to put forward sites for development.
- Third parties who were aware of sites that could be considered.
- The NPSG, who identified some sites.

### 4.24

In all cases landowners and third parties were made aware that, at this stage, all sites would be subject to detailed evaluation and that there was no commitment to any site being allocated for development.

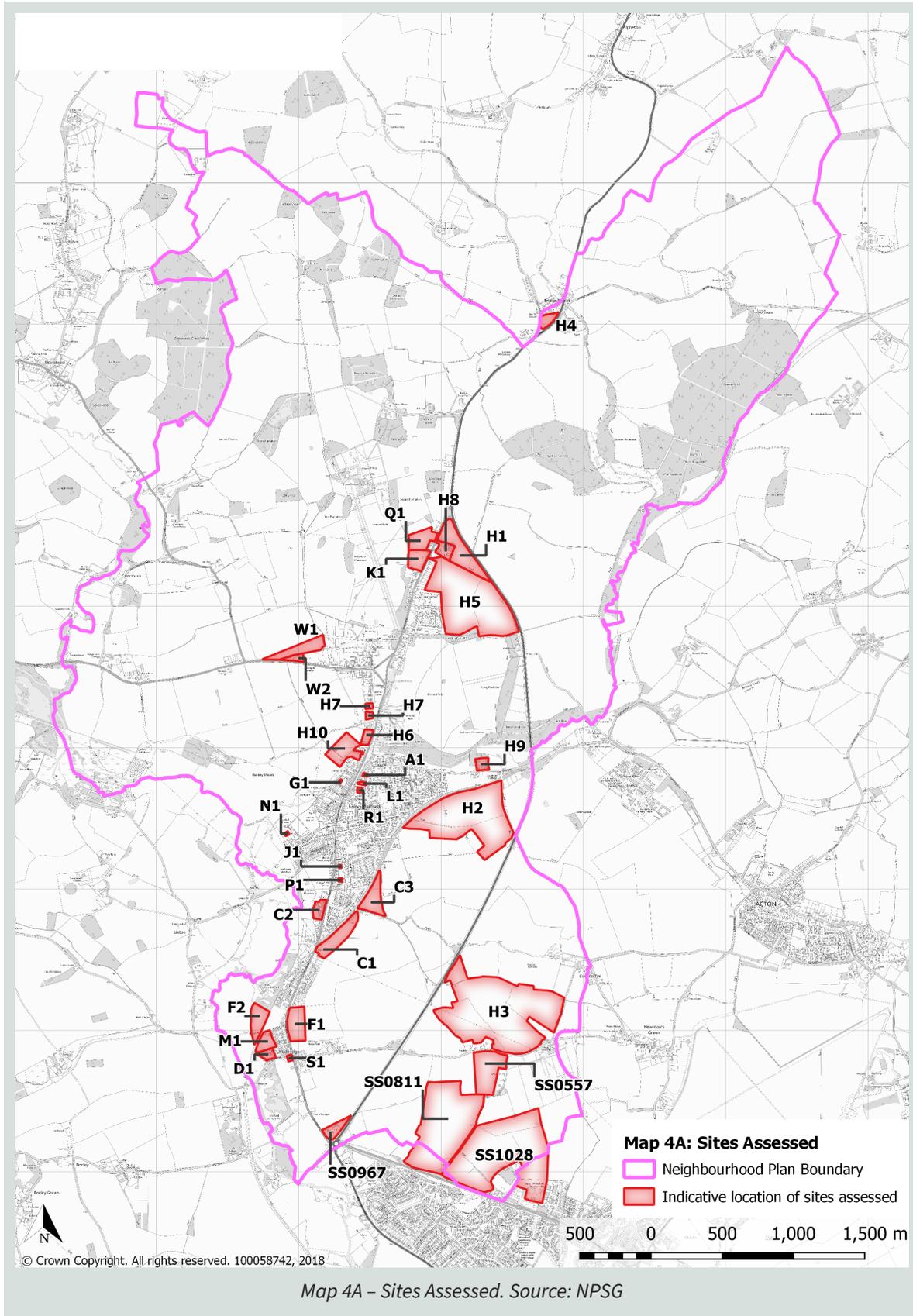
### 4.25

Thirty-three sites (Map 4A) were put forward and they were subject to three successive rounds of evaluation:

- Strategic evaluation against three criteria: greenfield vs brownfield; distance on foot to the centre of the village (the centre being taken as the Co-op or Budgens, whichever is the nearer) and heritage impact (based on the Heritage and Settlement Sensitivity Assessment commissioned by the joint councils : please see links above).
- A detailed assessment based on BDC's mapping of constraints (15 criteria) together with eight additional criteria specific to Long Melford and mainly related to accessibility of village facilities.
- An assessment of the deliverability (readiness for development) of sites, sometimes drawing on the advice of developers who had shown suitable experience and capability to work in Long Melford.

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...



#### 4.26

The Heritage and Settlement Sensitivity Assessment is particularly significant for Long Melford. Its findings have been set out in paragraph 4.20 above. The study concludes *“The settlement is extremely susceptible to change, with very limited areas where development might sensitively be accommodated, given the extent of the boundary which is defined by the registered parks and gardens and by the earthworks associated with the historic railway.”*

#### 4.27

Scores were given to sites in the first and second rounds of evaluation, but they were not the only factors influencing whether a site was taken forward. Other issues included:

- The balance of sites between different parts of the parish.
- The size of sites (given the NPPF 2021 policy, paragraphs 69 and 70, to provide smaller sites and the strong preference in the Residents Survey for small sites).
- The opportunity for affordable housing.
- The desirability of preventing coalescence between Long Melford and Sudbury.
- The potential for public benefits related to a site.

#### 4.28

Whilst most residents acknowledge the need for more housing, they are very aware of the scale of housing under construction and reluctant to see much more being developed. There was also a strong and articulate reaction against the large (150 dwellings) development proposed on Station Road, which has now been granted outline consent.

#### 4.29

In order to assess the capacity of sites to accommodate additional housing, a standard density of 25 dwellings per hectare has been used, a figure derived from the BDC Core Strategy. Clearly this will vary from site to site. However, it is considered to be a reasonable average for present purposes.

#### 4.30

It is anticipated that the Plan will cover a nineteen-year period starting in 2018, the period ending on the same date as the emerging JLP, 2037.

#### 4.31

It should be noted that four sites identified in the SHELAA relate more to Sudbury and the proposed Chilton extension than to Long Melford. These have been recorded, but, whilst they will inevitably make some contribution to meeting housing need in Long Melford which may lead to additional utilisation of village services, they have not so far been counted towards the capacity of the parish.

#### 4.32

Map 4A shows the location of the 33 sites assessed. The strategic evaluation identified ten sites which scored 7, 8 or 9 out of 9 possible points; all but one scored 9 points. However, in six of these cases the owner has not supported the site being brought forward. In the further assessment against detailed criteria, three of the remaining four sites (A1, L1 and G1) scored 57 or more points against the detailed criteria (out of a potential total of 69 points). These sites include two small brownfield sites well within the built-up area. The fourth site (D1) scored 54 points and is considered suitable for allocation. These sites have a capacity of 17 dwellings.

#### 4.33

In line with the approach of taking into account factors other than the evaluation by points, consideration has been given to a further site, which has a particular justification: K1 is owned by a charity which is working with a developer to bring the site forward, to have it developed and to maximise the amount of affordable housing and housing for local people. The site scores poorly on the strategic criteria (4 points), being greenfield and at some distance from the village facilities. Given that sites for affordable housing often have to be in cheaper locations and given the purpose of the developer, it is considered a site to be supported for allocation, subject to conditions. The potential

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

capacity is about 30 dwellings, making a total of 47 dwellings with the four sites previously identified.

## 4.34

Three further sites come into play if the threshold on the strategic assessment is lowered to 6 points (out of 9 possible), but in two cases (H8 and C3) the owner has not supported the allocation of the site. The third site (C1) is a small part of the proposed development in Station Road, where the owner was unwilling to consider a scale and nature of development that might be acceptable in the Plan. Finally, in the quest for sites that could meet local needs within the parish the NPSG looked at sites that would maintain and reinforce the linear character of Long Melford. One site, F1 on the east side of Rodbridge Hill, has been considered suitable for allocation on this basis. This site, subject to detailed layout, could accommodate some 30 dwellings, which would make the total capacity of the sites to be allocated 77.

## 4.35

The assessment of sites is set out in Appendix 3. Here is a summary of the key findings:

- The sites put forward include very few brownfield sites and very few sites within walking distance of the village centre.
- Heritage constraints impose limits on development over large parts of the parish.
- Partly because of the shortage of brownfield sites, which often offer a ready-made access, inadequate access is a constraint on the development potential of many sites.
- This constraint together with heritage and other significant constraints mean that few sites are capable of being delivered early in the Plan Period.
- Given the strongly linear character of Long Melford, the NPSG has also looked for sites which might confirm that linear character. Two sites emerged but one owner was unwilling to contemplate an appropriate form and scale of development.



#### 4.36

However, in the context of the committed supply and of the desirability of meeting particular needs in the parish, the NPSG has identified a number of sites to be allocated:

- Two brownfield sites in the centre of the village and one further central residential site.
- A site at the southern end of the village potentially suited to a mixed development.
- A greenfield site at the north end of the village, and
- A greenfield site that will complement existing linear development.

Details of these sites and their future development are set out in Policies LM 2 to LM 7.

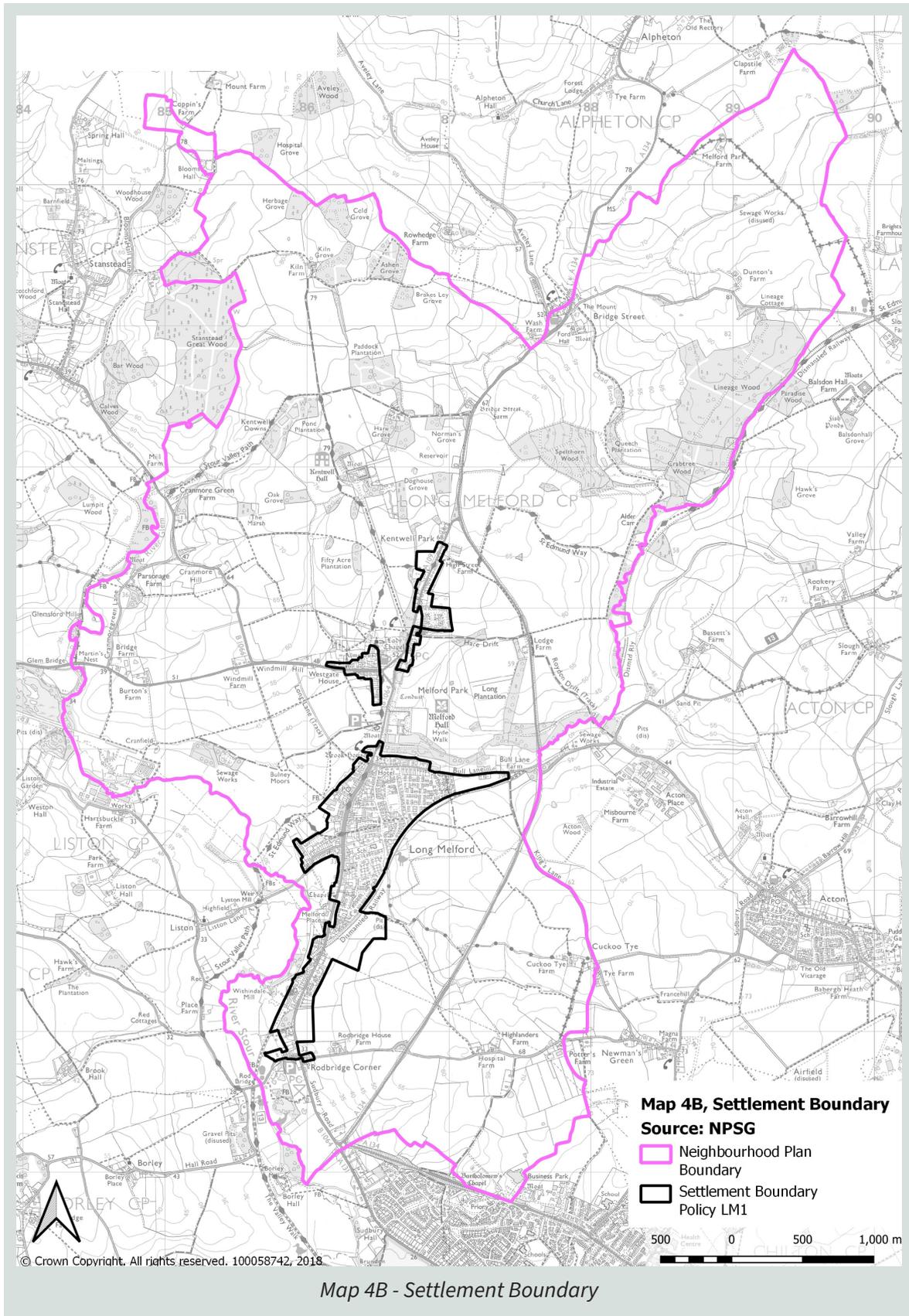
#### 4.37

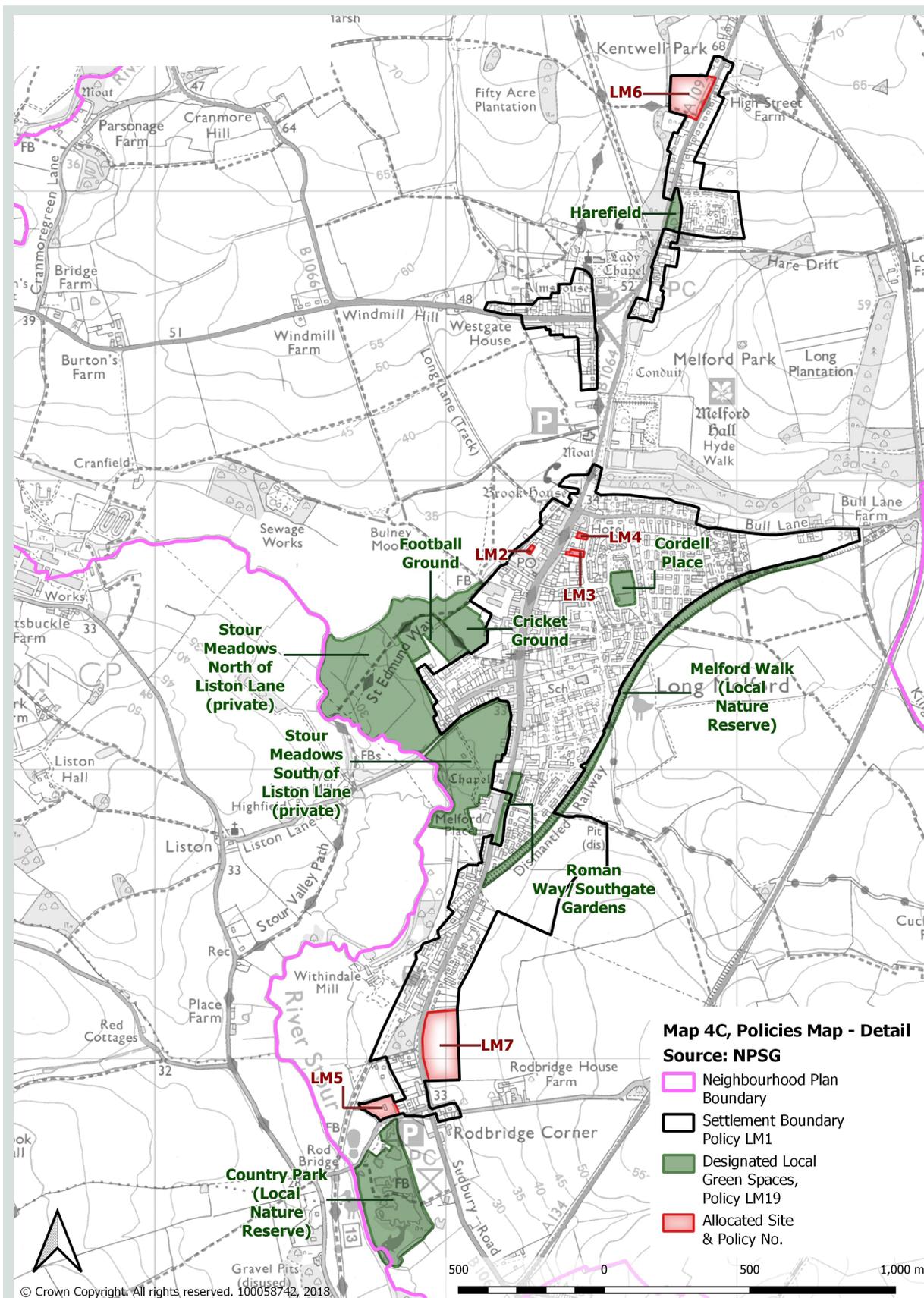
The Settlement Boundary is shown within the Neighbourhood Plan Area on Map 4B. The Policies Map (Map 4C) also shows part of the Neighbourhood Plan Area and, within it, the Settlement Boundary (Policy LM 1). It also shows the location of the policies applicable to specific sites: Housing Allocations (Policies LM 2-7) and Local Green Spaces (Policy LM 19, see Chapter 6).



# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...





Map 4C - Policies Map Inset

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICIES

### POLICY LM 1: GROWTH AND SUSTAINABLE DEVELOPMENT

The Neighbourhood Plan area will accommodate development commensurate with Long Melford’s designation as a Core Village in the Babergh and Mid-Suffolk districts’ adopted settlement hierarchy.

The focus for any new development will be within the Settlement Boundary as defined on Map 4B (Settlement Boundary) and on Map 4C (Policies Map). The Plan itself provides for around 444 dwellings to be built over the period 2018 to 2037. This growth will be met through:

- i) the implementation of outstanding planning permission not completed at 1st April 2018 (217 dwellings) and the allocation at Station Road set out in the Joint Local Plan (150 dwellings);
- ii) the site allocations identified in policies LM2 to LM7 of this Plan, and on the Policies Map (which will provide for around 77 dwellings):

LM 2: Land at Spicers Lane (Indicative 1 dwelling)	LM 5: Land at Borley Road (Indicative 10 dwellings)
LM 3: Land at Cordell Road (Indicative 3 dwellings)	LM 6: Land west of High Street (A maximum of 30 dwellings)
LM 4: Land rear of Bull Hotel (Indicative 3 dwellings)	LM 7: Land east of Rodbridge Hill (A maximum of 30 dwellings)

### JUSTIFICATION FOR POLICY LM 1

#### 4.38

The 77 dwellings on allocated sites exceed the requirement set by Babergh DC. The surplus of 77 dwellings is an appropriate contingency given that, whilst landowners have expressed support for their sites being allocated, there is no guarantee that the sites will be brought forward for housing development in the Plan Period (2018-2037). Furthermore it is Government Policy that the housing need for any given area should be seen as a minimum. The Parish Council is satisfied that the total number of dwellings on allocated sites will fulfil the need identified by the District Council, meet the local needs identified by the Parish Council and comply with the requirements of Government Policy in NPPF.

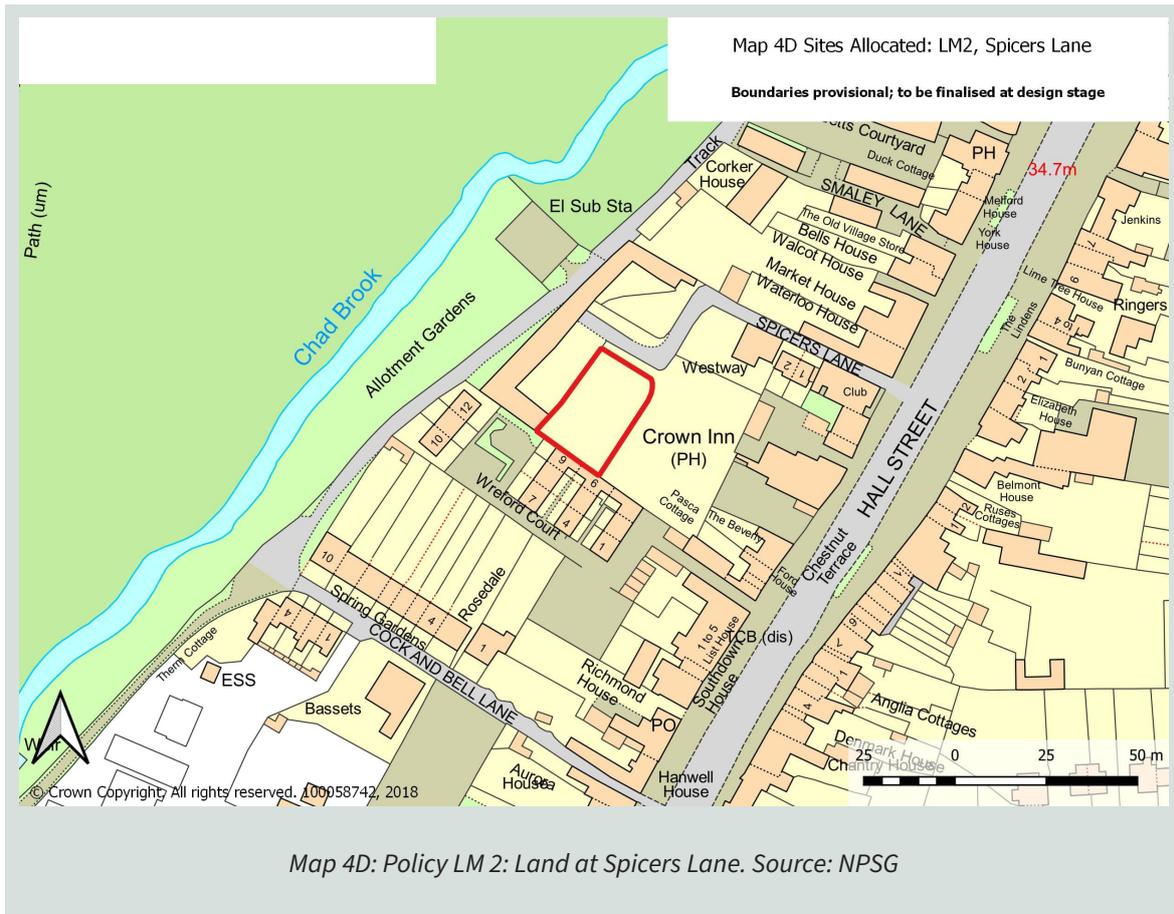
The Plan allocates sites for more than enough housing to meet the requirement identified for Long Melford; they are supported within the Settlement Boundary; the Parish Council will not support development beyond this boundary other than in exceptional circumstances.

“GIVEN THE SIGNIFICANT NUMBER OF OLDER PEOPLE IN THE PARISH, THERE IS A NEED FOR SUITABLE ACCOMMODATION IN ACCESSIBLE LOCATIONS”

## POLICY LM 2: LAND AT SPICERS LANE (1 DWELLING)

Land at Spicers Lane (identified on Map 4D and on the Policies Map) is allocated for the development of a single dwelling subject to all of the following criteria being met:

- i) The new development preserving or enhancing the character or appearance of the Conservation Area.
- ii) Satisfactory impacts on the living conditions of the occupiers of neighbouring properties
- iii) Satisfactory access and full and satisfactory parking provision within the site according to SCC guidance



### JUSTIFICATION FOR POLICY LM 2

#### 4.39

Given the significant number of older people in the parish, there is a need for suitable accommodation in accessible locations. This is one of very few available sites within the built-up area which also offers very good accessibility, within walking distance, to village facilities.

#### 4.40

Parts of the site are subject to a low risk of surface water flooding and the valley of the adjacent Chad

Brook is subject to flooding. Any application for planning permission should comply with Policy LM 12, Addressing Flood Risk in order to eliminate the risk of flooding on the site and to avoid exacerbating the risk of flooding in the valley of the Chad.

#### 4.41

The provision of sufficient on-site parking is important as there is pressure on public parking in this part of the village. (See Appendix 4 – Parking Survey).

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 3: LAND AT CORDELL ROAD (3 DWELLINGS)

The site at Cordell Road (identified on Map 4E and on the Policies Map) is allocated for an indicative three dwellings subject to all of the following criteria being met:

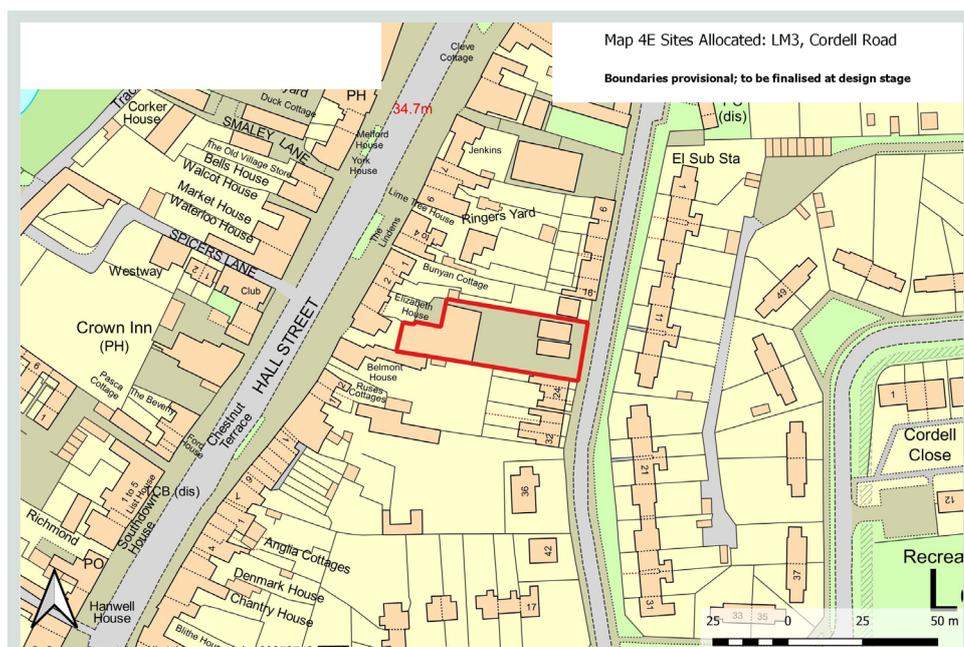
- i) The new development preserving or enhancing the character or appearance of the Conservation Area.
- ii) Satisfactory impacts on the living conditions of the occupiers of neighbouring properties
- iii) Satisfactory access and parking provision in accordance with SCC Guidance.

The capacity is indicative and depends on the detailed layout of the site. The housing is to be reserved, by a condition attached to the planning consent, for occupants over 55 years of age.

Imaginative and careful design is needed for a small site within the built-up area and the Conservation Area.

Visibility splays will need to be 2.4m x 43m for the vehicle access unless this would compromise the character or appearance of the Conservation Area; a lesser requirement may be acceptable in the latter circumstance.

There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account.



Map 4E: Policy LM 3: Land at Cordell Road. Source: NPSG

## JUSTIFICATION FOR POLICY LM 3

### 4.42

This is a small site which the owner wishes to develop. Given the significant number of older people in the parish, there is a need for suitable accommodation in accessible locations. This is one of very few available brownfield sites within the built-up area which also offers very good accessibility, within walking distance, to village facilities. Older people being less likely to drive, there will be local benefits in a reduction of traffic on Cordell

Road and wider sustainability benefits in reduced car mileage. The proximity of the site to village facilities indicates that it would be suitable for small (one- and two-bedroomed) dwellings.

#### 4.43

Constraints which will need to be taken into account in the development of the site are its location in the Conservation Area and the proximity of neighbouring properties.

#### 4.44

The visibility splays accord with SCC's standards. However, they will need to be designed to comply with the Conservation Area policy (CN08 in Babergh DC's Local Plan Alteration No.2, 2006 or its replacement in a subsequent (strategic) development plan for Babergh).

#### 4.45

The provision of sufficient on-site parking is important as there is pressure on public parking in this part of the village. (See Appendix 4 – Parking Survey).

#### 4.46

The existing (Anglian Water) infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing asset may be required.

#### 4.47

There is a low (1000-year) risk of surface water flooding in the adjacent road (Cordell Road); any proposed development must avoid exacerbating this risk.

#### 4.48

The Parish Council anticipate and would support the relocation of the existing commercial tenants, provided it can be achieved viably. The site is currently in employment use, for which it is considered unsuitable in the terms of Policy LM 24, Change of Use: Employment to Residential:

- The site is bounded by residential neighbours on both the Cordell Road and Hall Street sides; employment uses commonly make bad neighbours for residential property.
- The site is small and narrow, allowing little space for screening between the workshops and their residential neighbours.
- The site and its buildings detract from the character and appearance of the Conservation Area.
- Access from the site for pedestrians and commercial vehicles is onto a stretch of Cordell Road that is congested, with parked cars reducing the road to one-way operation at nearly all times; it is unsuitable in terms of residential amenity and inefficient in terms of business operations for commercial vehicles to be reliant on access via this part of Cordell Road.
- Change of use of the site will bring a major benefit in additional housing for older people.
- The Neighbourhood Plan provides for employment development on a site in Borley Road (Policy LM 5).

#### 4.49

The Parish Council will support a proposal for the change of use of the site to residential and for a well-designed scheme. The net benefit set out in Policy LM 24, Change of Use: Employment to Residential, is considered to be achieved in the above allocation.

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 4: LAND REAR OF BULL HOTEL (3 DWELLINGS)

The site on Cordell Road (identified on Map 4F and on the Policies Map) is allocated for an indicative three dwellings, subject to all of the following criteria being met:

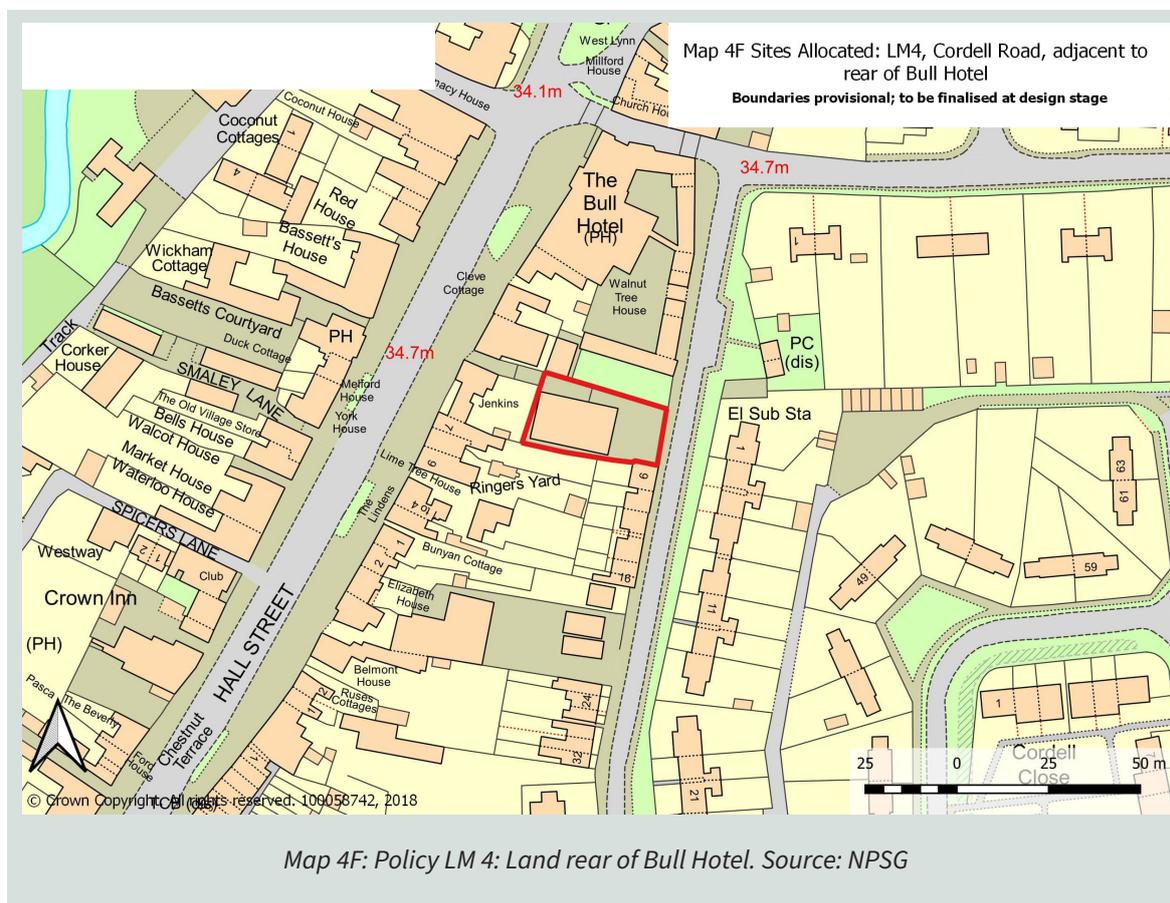
- i) The new development preserving or enhancing the character or appearance of the Conservation Area.
- ii) Satisfactory impacts on the living conditions of the occupiers of neighbouring properties
- iii) Satisfactory access and parking provision in accordance with SCC Guidance.

The capacity is indicative and depends on the detailed layout of the site. The housing is to be reserved, by a condition attached to the planning consent, for occupants over 55 years of age.

Imaginative and careful design is needed for a small site within the built-up area and the Conservation Area.

Visibility splays will need to be 2.4m x 43m for the vehicle access unless this would be compromised by the constraints of the Conservation Area; a lesser requirement may be acceptable in the latter circumstance.

There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account.



## JUSTIFICATION FOR POLICY LM 4

### 4.50

This site is located within the built-up area. Its advantages are that it is a small, brownfield site near to the village centre with an owner willing to bring the site forward for development. Constraints which will need to be taken into account in the development of the site are its location in the Conservation Area and the proximity of neighbouring properties. The proximity of the site to village facilities indicates that it would be suitable for small (one- and two-bedroomed) dwellings designed for older occupiers. Older people being less likely to drive, there will be local benefits in a reduction of traffic on Cordell Road and wider sustainability benefits in reduced car mileage.

### 4.51

The visibility splays accord with SCC's standards. However, they will need to be designed to comply with the Conservation Area policy (CN08 in Babergh DC's Local Plan Alteration No.2, 2006 or its replacement in a subsequent (strategic) development plan for Babergh).

### 4.52

The provision of sufficient on-site parking is important as there is pressure on public parking in this part of the village. (See Appendix 4 – Parking Survey).

### 4.53

The existing (Anglian Water) infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing asset may be required.

### 4.54

There is a low (1000-year) risk of surface water flooding in the adjacent road (Cordell Road); any proposed development must avoid exacerbating this risk.

### 4.55

The site is currently in employment use (but currently with no employment at the site), for which it is considered unsuitable in the terms of Policy LM 24, Change of Use: Employment to Residential:

- The site is bounded by residential neighbours on both the Cordell Road and Hall Street sides and by vacant land belonging to the Bull Hotel to the north; employment uses commonly make bad neighbours for residential property.
- The site is small and narrow, allowing little space for screening between the workshop and its residential neighbours.
- The site and its buildings detract from the character and appearance of the Conservation Area.
- Access from the site for pedestrians and commercial vehicles is onto a stretch of Cordell Road that is congested, with parked cars reducing the road to one-way operation at nearly all times; it is unsuitable in terms of residential amenity and inefficient in terms of business operations for commercial vehicles to be reliant on access via this part of Cordell Road.
- Change of use of the site will bring a major benefit in additional housing for older people.
- The Neighbourhood Plan provides for employment development on a site in Borley Road (Policy LM 5).

### 4.56

The Parish Council will support a proposal for the change of use of the site to residential and for a well-designed scheme. The net benefit set out in Policy LM 24, Change of Use: Employment to Residential is considered to be achieved in the above allocation.

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 5: LAND IN BORLEY ROAD (10 DWELLINGS)

This site on Borley Road (identified on Map 4G and on the Policies Map) is allocated for mixed use development comprising approximately 300sqm of employment/workshop/studio units compatible with nearby existing residential properties and an indicative capacity of 10 new dwellings.

Any application for planning permission for the site must be accompanied by an assessment that demonstrates suitable vehicular and pedestrian access can be achieved and that the development has a satisfactory impact on the B1064/Borley Road junction after any suitable and necessary mitigation has been achieved.

The site is adjacent to Flood Zone 3 in the Stour Valley. Any application for planning permission should comply with Policy LM 12, Addressing Flood Risk in order to eliminate the risk of flooding on the site and to avoid exacerbating the risk of flooding in the valley of the Stour.

This is land that may have been affected by contamination (having been excavated and filled) as a result of its previous uses. Sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures.

The Parish Council will look for a high standard of amenity in any proposed development, particularly as to the relationship between the residential and employment uses and their access arrangements. This should include green space between the two uses. Proposals for the site should retain the hedgerow and trees forming the boundary of the site to Borley Road in order to maintain a green aspect to the development on an important route into the village.

### JUSTIFICATION FOR POLICY LM 5

#### 4.57

This is a site of approximately 0.75 hectares, which is currently partly used for the sale of produce and vehicle storage. The proposed employment development (300 sq.m.) matches the existing area (sq.m.) of employment space. The employment premises on the site are old and support very little employment. Mixed use development is a viable way of increasing the employment potential of the site, whilst providing needed additional housing. The partial loss of an employment site at this location is considered to be justified. The net benefit set out in Policy LM 24, Change of Use: Employment to Residential is considered to be achieved in the above allocation.

#### 4.58

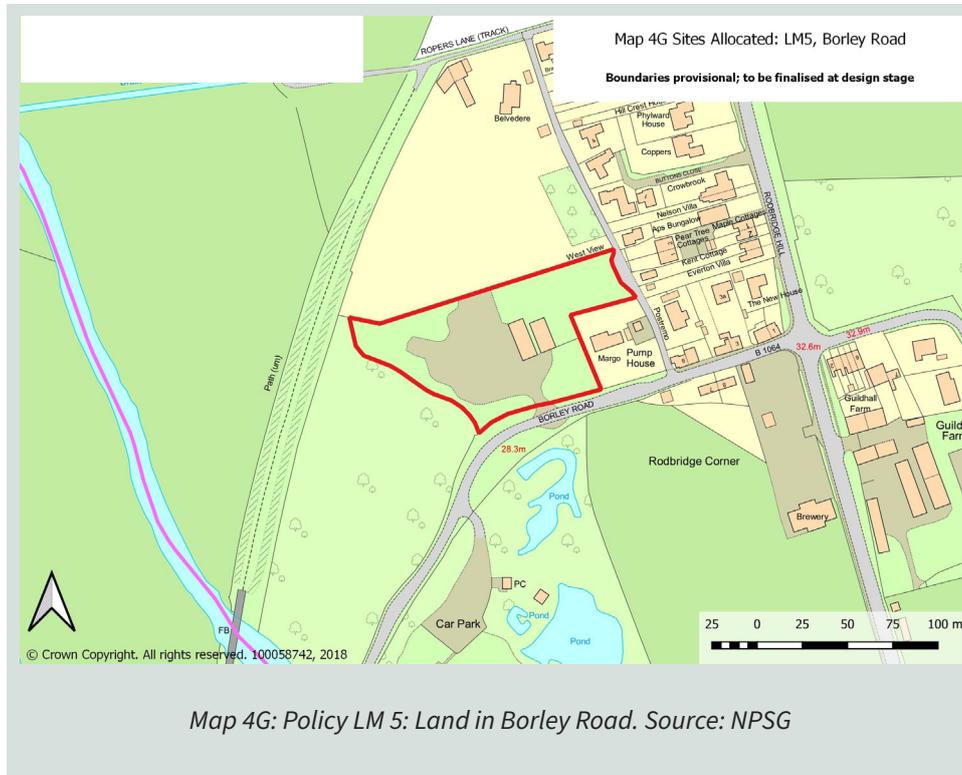
The green space required on the site should serve both the residential and the employment occupiers; passive recreation may be appropriate.

#### 4.59

The owner wishes to see the site brought forward for development. The site is accessed from Borley Road.

#### 4.60

Whilst the site is some distance from the village facilities, it is next to the Country Park and near Nethergate Brewery and Taproom, a popular gathering place. The employment space will bring jobs onto the site which are accessible on foot to residents in the



southern part of the village; the Parish Council would welcome a limited amount of retail activity which would also provide a service to local people.

#### 4.61

It is (all bar a very small area in the NW corner of the site) outside Flood Zones 2 and 3 (fluvial flooding); the site has been filled and the land is higher than the adjacent land to the south and west. The owners have no recollection of any part of the site being flooded within the last 60 years. A factor in the reduced risk of flooding is said to be the closure of several mills on nearby sections of the River Stour. Any future development proposals within the Fluvial Flood Zone of the River Stour and its tributaries (which includes Flood Zones 2 and 3) must be accompanied by a Flood Risk Assessment (FRA). A sequential approach should be applied to development proposals in order to direct them to the areas of lowest flood risk.

#### 4.62

There is a risk of surface water flooding on the road adjacent to the site and a lower risk of flooding at the entrance to the site and in the NW corner of the site. Any application for development of the site needs to comply with Policy LM 12, Addressing Flood Risk.

#### 4.63

The site is well screened by trees on the north and west boundaries, enabling the impact of any development on nearby countryside to be minimised.

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 6: LAND WEST OF HIGH STREET (30 DWELLINGS)

The site on land west of High Street (identified on Map 4H and the Policies Map) is allocated for a maximum of 30 new residential dwellings, subject to detailed layout and subject to all of the following criteria being met:

- i) Not less than 66% of the dwellings developed as affordable housing
- ii) The new development preserving or enhancing the character or appearance of the Conservation Area and having an acceptable impact on Kentwell Hall and its grounds, a registered park and garden and its wider landscape setting.
- iii) Satisfactory impacts on the living conditions of the occupiers of neighbouring properties
- iv) Satisfactory access and parking provision in accordance with SCC Guidance.

The scheme should include a green or similar facility available to the public. Consideration should be given to linking the green or other public facility to the public footpath (St Edmund Way) which runs into Kentwell grounds along the southern boundary of the site. Proposals should include enhancement of the potential natural capital of the common land, trees, hedgerows and pond on the site, especially on the eastern side of the site; treatment of this part of the site should also have regard to its position on an important entry route into the village. Acceptable access for vehicles and pedestrians will need to be made across the common land.

At least half the affordable housing should be reserved for local people in housing need and meeting the definition of local people used by the Hamilton Trust. This provision relating to local people subsists as long as this site remains in the control of the Hamilton Trust; otherwise Policy LM 10, Housing for Local People applies.

There is an existing sewer and water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account.

Due to the size and location of this site on the medieval town road front it is required that an archaeological evaluation be undertaken and submitted with any planning application.

### JUSTIFICATION FOR POLICY LM 6

#### 4.64

The advantages of this site are that it is owned by a charity willing to make the land available on terms which enable 66% affordable housing. Hamilton Trust, the landowner, is required to provide for local people in need by the terms of its trust: *"The Hamilton Charity having its object the benefit of poor persons or persons in reduced circumstances who shall have been resident in Long Melford for not less than three years."*

#### 4.65

The Hamilton Trust will provide for the affordable rented homes to be maintained as affordable rented homes in perpetuity. Development of this site is not subject to the provisions of Policies LM9 (Affordable Housing), LM10 (Housing Reserved For Local People) and LM11 (Housing Mix) because of the special character and objectives of the landowner. Should the Hamilton Trust cease to be the owner of the site, those policies will apply.

#### 4.66

The constraints of the site are its distance from village facilities and heritage concerns.



#### 4.67

This site is suitable for development and the owner is willing to bring it forward for development; architects have already produced several schemes for the site. The layout of the site and the design of the homes should seek to minimise the impact on the grounds of Kentwell, a registered park and garden. The proposed public facility could be an outdoor gym, green or a playground, which would link well with the St Edmund Way public footpath.

#### 4.68

The capacity of a maximum of 30 homes is based on the standard density less a notional allowance for heritage protection and a public facility.

#### 4.69

This site continues a pattern of development whereby some 14 properties (from Kentwell Hall gates in the south to this site) have been developed on land sold by Kentwell Hall; the western boundaries of these properties are the eastern wooded boundary of the Kentwell grounds, as is the case for the present site. The properties have been developed over the period from 1964 to 2016, apparently without objection and

even with the encouragement of the Kentwell estate as vendor of the land.

#### 4.70

Kentwell Hall and grounds are of exceptional heritage significance. It will be important for any development to respect the linear pattern of the settlement and ensure that any development does not harm the setting of this heritage asset.

#### 4.71

The existing (Anglian Water) infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

#### 4.72

Flood risk from fluvial and pluvial sources within the site is low. However, there have been reported surface water flood incidents within the vicinity of the site.

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 7: LAND EAST OF RODBRIDGE HILL (30 DWELLINGS)

This site opposite Ropers Lane (identified on Map 4I and on the Policies Map) is allocated for residential development with a maximum capacity of 30 dwellings.

Due to the size and location of this site near to a Roman Villa (an ancient monument) and the possibility of burials near the Roman Road, it is required that an archaeological evaluation be undertaken and submitted with any planning application.

There is an existing sewer and water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account.

Any scheme proposal must also:

- i Create a new defensible boundary on its eastern side and access arrangements such that the rest of the field is not opened up for development.
- ii Reserve 15% of the land area for allotments.
- iii Retain the hedgerow and trees forming the boundary of the site to Rodbridge Hill in order to maintain a green aspect to the development at an important entrance to the village.

Any planning application for the proposed development must also be accompanied by a statement setting out:

- The adequacy and accessibility of the bus stops on either side of Rodbridge Hill from the site and measures that will be undertaken by the applicant to improve them if necessary.
- Proposals for the safe crossing of Rodbridge Hill by pedestrians.

## JUSTIFICATION FOR POLICY LM 7

### 4.73

There is a willing owner and the site could be developed in a reasonable timescale, subject to planning permission. The site is greenfield, which has to be considered because of the lack of brownfield sites. The site is part of a larger field and the part to be developed will be defined by extending a line south from the rear of the curtilages of the existing properties to the north. The proposed housing will then continue the line of the existing development. This eastern boundary is to be defined in accordance with the Policy and justified in the planning application. Allotments are needed as

there is a waiting list for allotments in the village and there is expected to be additional demand from the residents of the committed and planned housing.

### 4.74

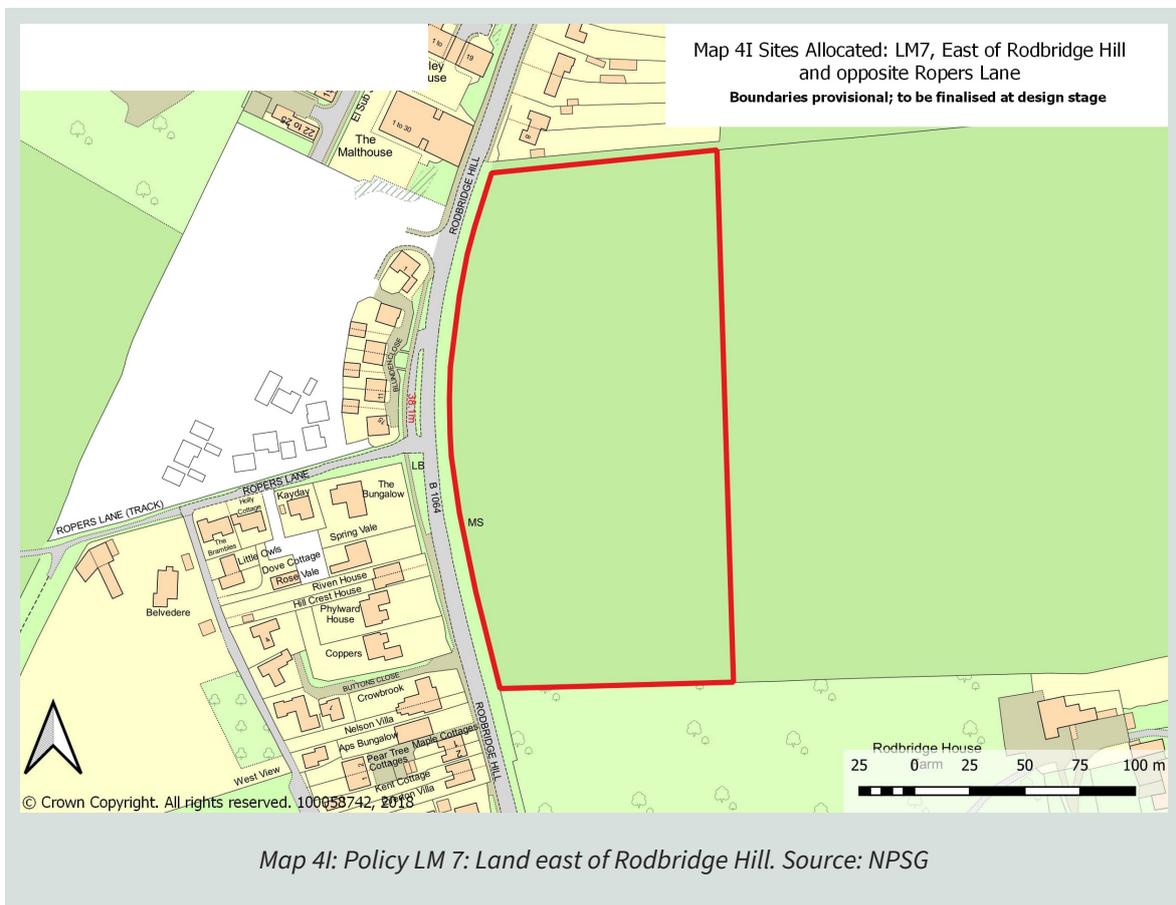
A small section of the adjacent road is subject to a one in 1000-year risk of surface water flooding; the development should avoid exacerbating this risk. The existing (Anglian Water) infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should

be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing asset may be required.

of the village. The site is near the Country Park and near Nethergate Brewery and Taproom, a popular gathering place.

**4.75**

The provisions relating to bus stops and the crossing of Rodbridge Hill are designed to increase the opportunities for safe and sustainable access to and from the site. It is some distance from the village centre which is consistent with the long linear nature



# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 8: IMPACT AND CHARACTER OF DEVELOPMENTS

All new development proposals must demonstrate that an appropriate level of services, facilities and infrastructure (including but not limited to GP Surgery and primary school capacity), are available or will be provided to serve the proposed development.

Proposals for residential development should be a maximum of 30 units; the Parish Council will support schemes of 30 units or fewer, subject to other criteria in the development plan.

All development proposals should be accompanied by an appropriate and proportionate assessment, which takes into account firstly any cumulative impact taken with other existing commitments in the village, secondly the cumulative impact of different aspects of the proposal and which demonstrates:

- i That the scale and character of the proposal respects the landscape, landscape features, streetscape/townscape, heritage assets, important spaces, entry points to the village and historic views into and out of the village;
- ii The proposal will make a positive contribution to the local character, shape and scale of the area; and
- iii That a Heritage Impact Assessment has been carried out according to recognised principles, taking into account, amongst other evidence, the Settlement and Heritage Sensitivity Assessment, 2018 and that steps will be taken to mitigate any potential harm.

### JUSTIFICATION FOR POLICY LM 8

#### 4.76

Proposals for residential development must be demonstrated to be well related to the existing pattern of development in Long Melford. NPPF 2021 paragraphs 69 and 70 and the Parish Council support smaller schemes which provide opportunities for smaller builders and developers who are more likely to build out their schemes within a reasonable time period. Two-thirds (67%) of respondents in the Residents Survey put schemes of 20 or fewer units as their first preference and a further one-fifth of respondents put schemes of 40 or fewer units as their first preference (Appendix 2, Table H1). The Parish Council, bearing in mind many developers' preference for larger schemes, considers 30 homes as the maximum scale of development for the scale and character of the existing built scene. The proposed cap on the scale of individual schemes does not compromise or limit the overall scale of housing development that can be accommodated in the parish; this Plan provides for 77 more dwellings than the identified need, so is consistent with NPPF 2021 (paragraphs 11 and 35 a).

#### 4.77

The Settlement and Heritage Sensitivity Assessment, 2018, gave Long Melford the highest possible ranking for heritage value, susceptibility to change or development and sensitivity, which combines value and susceptibility. The history and character of the village is also fundamental to its economic and social well-being e.g. the attraction of visitors and new residents. It is important that insensitive development should not undermine these qualities of the village.

“THE PARISH COUNCIL SUPPORTS THE PROVISION OF ADDITIONAL HOUSING IN THE PARISH BECAUSE THERE ARE UNMET NEEDS AND BECAUSE ADDITIONAL POPULATION WILL SUPPORT THE SIGNIFICANT SERVICES OFFERED IN THE VILLAGE ”

## POLICY LM 9: AFFORDABLE HOUSING

On all qualifying sites, the expectation is that 35% of the dwellings shall be affordable unless it is clearly demonstrated to the satisfaction of the local planning authority that this would make the scheme unviable. In such cases, alternative on-site provision and/or an off-site financial contribution may still be required.

Subject to the latest evidence of need, the affordable homes should be split 50:25:25 between Affordable Rented: Shared Ownership and Other Affordable Routes to Homeownership: Starter Homes.

### JUSTIFICATION FOR POLICY LM 9

#### 4.78

This policy is designed to address the inability of certain groups to access acceptable housing within the village because prices and rents have risen beyond their reach. The Babergh and Mid-Suffolk Joint Annual Monitoring Report 2017-2018 (July 2018) showed the ratio of median house price to median earnings to be 11.0 in Babergh, 8.7 in Suffolk and 9.68 in East England. The provision of affordable housing received strong support in the Residents Survey. Sixty-eight per cent of respondents, or 1,356 people, rated affordable housing very important compared to privately rented or privately-owned housing and 54% (1,079 people) were satisfied with BDC's requirement (in the Core Strategy) for 35% of new housing to be affordable (Appendix 2, Tables H3 and H4). 35% is the proportion adopted in the BMSDC JLP, Pre-Submission (Regulation 19) document, Policy SP02.

#### 4.79

It is recognised that exceptional conditions obtain on the site west of High Street (Policy LM 6), such that this Policy will not apply.

#### 4.80

The 50:25:25 split of affordable housing is based on the evidence provided in paragraph 7.05 of the BMSDC JLP Pre-Submission (Regulation 19) document. As this is a District-wide split, the policy provides the option for applicants to demonstrate a different local pattern of need.

## 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

“WITHIN THE AFFORDABLE HOUSING TO BE PROVIDED, 50%... SHALL BE MADE AVAILABLE EXCLUSIVELY TO LOCAL PEOPLE”

### POLICY LM 10: HOUSING RESERVED FOR LOCAL PEOPLE

Within the affordable housing to be provided (both affordable housing for rent and subsidised routes to homeownership, as defined in Annex 2 of NPPF 2021), 50% or may be as otherwise justified on a site by site evidential basis, shall be made available exclusively to local people. For clarity and purely as an illustration, were a development to comprise 28 dwellings, 10 would be affordable and 5 of the 10 would be reserved for local people.

Local people are defined as having a local connection with Long Melford as follows. An individual who on the date of the consideration of their eligibility for the particular type of affordable housing:

- 1) had their only or principal home in the parish of Long Melford for a continuous period of not less than two years and in the event that there are no or insufficient individuals qualifying under this sub-paragraph then the choice of person shall default (in no particular order of priority) to individuals fulfilling the criteria set out in the following paragraphs 2 - 4
- 2) has, or a member of whose household has, a parent, child, brother or sister (which includes half-brothers/sisters and step-mothers/fathers), whose only or principal home is and has been for a continuous period of not less than two years in the parish of Long Melford and wishes to be near that relative, or
- 3) is employed in the parish of Long Melford and has been continuously so employed for two years,
- 4) can provide satisfactory written evidence to the Parish Council of his or her former residency in the parish of Long Melford for three years out of the immediately preceding five years.

In the event that no person qualifying under the criteria set out in paragraphs 1 - 4 who is willing and able to accept the terms of an occupancy of one of the affordable housing units is identified, then such criteria shall be applied to a person who is in housing need and references to the parishes of Acton, Alpheton, Boxted, Cockfield, Great Waldingfield, Lawshall, Shimpling, Stanstead and (outside Babergh), Foxearth & Liston and Borley, shall be substituted. If no one meets the above criteria or these requirements, the policy is extended to the whole of Babergh District.

For the purposes of Policy LM 6, Land West of High Street, so long as the land remains in the control of the Hamilton Trust, local people are defined as in housing need and meeting the definition of local people used by the Hamilton Trust.

“THE RESIDENTS SURVEY CONDUCTED FOR THE NEIGHBOURHOOD PLAN INDICATED STRONG SUPPORT FOR NEW HOUSING TO BE RESERVED FOR LOCAL LONG MELFORD PEOPLE”

## JUSTIFICATION FOR POLICY LM 10

### 4.81

The aim of this policy is to enable those with a stake in the local area to find acceptable accommodation at an affordable cost and to assist with the recruitment and retention of local staff in the businesses and services of the village. It will contribute to a stronger and more cohesive community.

### 4.82

In the Residents Survey 91% of respondents, or 1,810 people, favoured reserving housing in new developments for local people (Appendix 2, Table H5).

### 4.83

The parishes listed in the Policy are the 10 hinterland villages defined in Map 4 of the BDC Core Strategy 2014; Long Melford is one of the core villages which provide a focus for development for the listed hinterland villages. The BMSDC JLP Pre-Submission (Regulation 19) document continues to identify core and hinterland villages, but does not link named hinterland villages with a particular core village; nevertheless the grouping in the Core Strategy remains valid for the present purpose.



# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 11: HOUSING MIX

Where indicated in the allocation Policies and in development proposals that may come forward in the future, a mix of house sizes and types, appropriate to the particular development proposal, location of the site and the latest available evidence is required. The mix will be a condition of any planning consent that may be granted.

The site subject to Policy LM 6 is not required to comply with this Policy if developed by the Hamilton Trust

### JUSTIFICATION FOR POLICY LM 11

#### 4.84

The Babergh and Mid-Suffolk Joint Annual Monitoring Report 2017-2018 (July 2018) showed the ratio of median house price to median earnings to be 11.0 in Babergh, 8.7 in Suffolk and 9.68 in East England. This means that many households are excluded from market housing (and social housing is accessible to only a small proportion of the population).

#### 4.85

Housing market evidence shows that there is a considerable difference between the average sale prices of different house types in Long Melford: detached: £439,715; terraced: £230,916; semi-detached: £287,307. Few terraced properties have been built recently in Long Melford, yet terraced properties are a prominent part of the inherited housing stock (for example St Catherine's Road and Station Road) and they are a valuable part of the local housing offer.

## POLICY LM 12: ADDRESSING FLOOD RISK

On any site where there is a risk of fluvial or surface flooding and where development is proposed, the application for planning permission must be accompanied by a flood risk assessment and by details of the measures that will be taken to mitigate the risk of flooding on the application site and avoid increasing flood risk elsewhere as a result of the proposed development. On larger sites of 10 dwellings or more, or more than 0.5 hectare, the proposals should incorporate sustainable urban drainage. Minor development will be expected to address drainage and flood risk to avoid cumulative impacts on flooding and drainage networks. Proposals should comply, as appropriate, with SCC's Local Flood Risk Management Strategy.

### JUSTIFICATION FOR POLICY LM 12

#### 4.86

The policy is designed to reduce the risk of flooding, which might affect either a development site or adjacent land which becomes vulnerable to a flood risk as a result of a proposed development. The flood maps prepared by the Environment Agency and provided by the County and District Councils indicate extensive areas of the parish as subject to fluvial flooding, especially along the valleys of the Glem, the Stour and the Chad. There are also extensive areas subject to surface or pluvial flooding. Where there is a flood risk related to an allocated site, this has been indicated in the relevant policy justification.

## POLICY LM 13: ENCOURAGING BIODIVERSITY

Within development proposals, design features which provide net gains in biodiversity will be encouraged. Landscaping and planting should support wildlife, connect to and enhance wider ecological networks, and include nectar rich planting for a variety of pollinating insects. Divisions between gardens, such as walls and fences, should enable movement of species, such as hedgehogs, between gardens and green spaces. Existing ecological networks should be retained. The provision of bird and bat breeding boxes and of ponds will be encouraged, in particular boxes suitable for swifts which need to be at least 5m. above the ground. Lighting which may disrupt wildlife will be discouraged.

All development should follow a hierarchy of seeking firstly to enhance habitats, secondly to avoid harmful impacts, then to mitigate against harmful impacts or, as a last resort, compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated. Development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy is in place.

### JUSTIFICATION FOR POLICY LM 13

#### 4.87

The Parish Council is keen to promote a greener parish and to encourage wildlife wherever possible. In the Residents Survey 2018, 70% of respondents considered public footpaths and public green spaces each as essential (Appendix 2, Table SF6).

#### 4.88

Paragraph 179 of the NPPF 2021 states that plans should “*identify and pursue opportunities for securing measurable net gains for biodiversity.*”

#### 4.89

Swifts are regular summer visitors to Long Melford, but their nesting sites are diminishing because of modern building methods. The Parish Council values swifts as a feature of the Long Melford summer and wishes to encourage their visits and their breeding.

# 4. SUSTAINABLE GROWTH AND HOUSING

CONTINUED...

## POLICY LM 14: PREVENTING COALESCENCE BETWEEN LONG MELFORD AND SUDBURY

Development will not be permitted outside the settlement boundary of Long Melford, if, individually or cumulatively, it would result in reducing the visual and/or physical separation thereby increasing the coalescence between Long Melford and Sudbury, or otherwise diminish their separate and distinctive identities.

### JUSTIFICATION FOR POLICY LM 14

#### 4.90

Development is taking place on a significant scale at the southern end of Long Melford village (i.e. the Ropers Lane development, Elms Croft). Development at the northern end of Sudbury has until recently been contained by Melford Road/the water meadows and by the northern by-pass (A134). However, development has now encroached north of the by-pass (i.e. Tesco, which is partly in Long Melford parish, and Woodhall Business Park). This raises a concern that two communities with very distinctive identities, Long Melford and Sudbury, may begin to merge and see their identities compromised. Furthermore, the southern approach to Long Melford through open countryside is very important to the character of the village as a rural community not a suburb.

*that developments: ...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting."*

#### 4.91

The purpose of the policy is to check the unrestricted expansion of Long Melford, to prevent it from merging with Sudbury.

#### 4.92

The Policy is consistent with NPPF 2021 in a number of key respects:

- Paragraph 15 on plan-making.
- Paragraph 28 which sets out the role of non-strategic policies (in Neighbourhood Plans).
- Paragraph 130 which states that "*Planning policies and decisions should ensure*

## POLICY LM 15: MITIGATING DEVELOPMENT IMPACT

The Parish Council will seek to ensure that any harmful impacts arising from development are mitigated by planning obligations which meet all of the statutory tests.

In relation to any development sites which may be part of a strategic development to accommodate the growth of Sudbury, Long Melford Parish Council will expect to receive its due share of any Community Infrastructure Levy (CIL) payments attributable to the sites. Due share means the CIL attributable to the development of the land situated within Long Melford parish.

### JUSTIFICATION FOR POLICY LM 15

#### 4.93

The aim of this policy is to secure funds properly due to the Parish Council enabling the Council to create a safer and more congenial lifestyle for both new residents and the existing population and to ensure that infrastructure capacity and quality keep pace with development and the growth of population. The Parish Council recognises that at the time of producing this version of the Plan the Chilton Woods development is exempt from CIL, but equally it is aware that this situation could change in the future.

“WHILST MOST RESIDENTS ACKNOWLEDGE THE NEED FOR MORE HOUSING, THEY ARE VERY AWARE OF THE SCALE OF HOUSING UNDER CONSTRUCTION AND RELUCTANT TO SEE MUCH MORE BEING DEVELOPED”



## INTRODUCTION

### 5.1

The main route through Long Melford village centre is the B1064, which begins at the roundabout junction of the A131 and A134 to the south and ends at the forked junction with the A1092 on the Green. A 7.5-ton weight limit applies to limit heavy traffic through the village, and the A134 bypass takes a large proportion of the traffic (of all types) between Sudbury and Bury St Edmunds. Nevertheless, the B1064 still carries high volumes of traffic at peak times, with motorists driving between Sudbury and the villages to the west (e.g. Glemsford, Cavendish and Clare) along the A1092. (Note: Much of the data and evidence within this chapter can be sourced via foot notes within Appendix 5)

## SOUTHERN APPROACH

### 5.2

The southernmost section of the B1064 begins in open fields and is bordered by only a handful of properties. There is a 40mph speed limit which reduces to 30mph shortly before the crossroads with Borley Road and Mills Lane. Northbound, an illuminated warning sign alerts drivers to the dangers of that junction. Nevertheless, residents report a tendency for speeding in this area, both from northbound cars failing to slow to the new limit and southbound cars speeding up due to the downhill incline of the road and the prospect of the increased limit.

### 5.3

The following section, comprising Rodbridge Hill and Station Road, is increasingly built-up, with some residential properties directly bordering the B1064 and a number of side-turnings leading to small residential

estates. On-street parking in Station Road reduces the effective width of the carriageway, causing drivers to proceed more cautiously when traffic is flowing in both directions, but the downward slope and good sight lines encourage greater speeds when there is no oncoming traffic.

#### 5.4

Southgate Street, the final section of the southern approach to the village centre, is bordered by a row of cottages and a working farm to the west, and the large Roman Way residential estate to the east. This is set back from the road by large green areas either side of the Roman Way junction. The green to the south has a low hedge dividing it from a strip of grass adjacent to the road which is used as additional parking by residents of the Southgate Street cottages.

### EASTERN APPROACH

#### 5.5

The primary route into the village centre from the east is Bull Lane. After the intersection with the A134 bypass, which is itself a notoriously dangerous junction, a 30mph speed limit is introduced. The road is bordered by farmland to the north and a recently developed housing estate to the south. Residents report a tendency for speeding, despite rumble strips and a mini-roundabout at the junction with Sampson Drive. The following section runs through extensive housing, with the Old Court cul-de-sacs to the north, and the Shaw Road and Cordell Road estates to the south, to which Bull Lane provides the sole means of vehicular access. From the junction with Cordell Road to the T-junction with the B1064 (Hall Street), the carriageway narrows as it passes between the Bull Hotel to the south and Church House to the north. Traffic often slows at this point as two-way traffic is possible only for the narrowest of vehicles, resulting in a build-up of traffic past the Cordell Road junction to one side and into Hall Street to the other. The junction with Hall Street is further complicated by the service road for the houses on the Little Green, and the staggered junction with Chemist Lane opposite.

### NORTHERN APPROACH

#### 5.6

Vehicles coming south on the A134 are directed to the village centre via the A1092. A 30mph speed limit is introduced shortly after turning off the A134. The A1092 is a long straight road bordered by a number of houses on both sides. The speed limit is frequently exceeded despite being monitored regularly by mobile speed enforcement camera vans. Shortly after the Harefield side-turning, which leads to a small residential estate, there is a public house and garden centre to the east and the entrance to Kentwell Hall Tudor mansion to the west. At the Green, where the route of the A1092 continues west, the road layout in fact draws traffic south onto the B1064. The wide expanse of the Green, and the downward incline of the road, encourages speeding as the road continues past Melford Hall, over the Chad Brook at Hall Mill Bridge, to the junction with Bull Lane which marks the beginning of the village centre.

### WESTERN APPROACH

#### 5.7

The A1092 brings traffic, including a large number of HGV's to/from Glemsford, Cavendish, Clare and Haverhill. Initially bordered on both sides by residential properties, the road forks as it enters the Green; the A1092 follows the left-hand fork to turn north to the junction with the A134, though the road layout gives priority to traffic turning south towards the village centre. Additional turnings at this junction, Church Walk to the north and the access road for houses on the Green, create a complex junction, particularly for pedestrians walking between the village centre and the church. As the road crosses the Green it ends at a T-junction with the B1064, where the acute angle of the junction and poor sight lines result in frequent collisions.

#### 5.8

Long Melford is a core village, as defined by the Babergh District Council (BDC) Core Strategy 2014, with a range of shops and services that support local residents and surrounding hinterland villages.

Tourism has an influence on traffic numbers with large numbers of people visiting the two historical homes and imposing church at the top of the Green. The wide range of shops, restaurants and hotels in Tudor wood-framed buildings add to the attraction of the village and to parking pressures for visitors and residents alike.

## ISSUES

### 5.9

From the May 2017 Public Consultation, concern was expressed by local residents at the impact of new development in the village and the resultant rise in population. There was also concern about increased vehicle numbers and higher vehicle speeds, especially along the full length of the B1064 through the centre of the village. Comments were also raised about the safety of the Bull Lane junction with the B1064. The Residents Survey (See Appendix 2) also showed a strong response favouring measures to improve road, pedestrian and cycle safety, especially within the village centre. Many of the concerns of Long Melford residents are outside the orbit of planning, and are addressed in the Community Objectives. The Neighbourhood Plan Steering Group (NPSG) requested a small Traffic & Parking (T&P) Sub-group be formed to investigate and formulate proposals to address these Community Objectives, which are reported on later in this chapter.

### 5.10

The village is poorly served by public transport with a limited bus service on Mondays to Saturdays and no bus service on Sundays or in the evenings (Map 5A). This creates reliance on the car to get around (See Charts 2G and 2H in Chapter 2 and their related text). Car dependence will increase as people move into the new developments of Weavers Tye (on Bull Lane) and Elms Croft (by Ropers Lane), as these are outside the village centre. The village, especially its centre, suffers from frequent traffic congestion and a shortage of parking for residents, visitors and workers. Cars, vans and in some cases, lorries park on or across pavements, sometimes in a disorderly fashion, forcing

pedestrians, disability scooters and people with push-chairs and young children to pass in the road.

### 5.11

Public access to electric vehicle charging points is, at present, limited to four charge points in the Old School Car Park and a small number of sites in Sudbury. Yet the Government is encouraging the motor industry to provide greater numbers of electric or hybrid-electric vehicles and in July 2018 it announced it was taking steps towards a 'massive roll-out of infrastructure to support the electric vehicle revolution.' (Source: [www.gov.uk](http://www.gov.uk)).

### 5.12

Issues with traffic, parking and pedestrian safety detract from the visitor experience in the village centre and thus are likely to have a negative impact on visitor numbers and the local economy.

## POLICY INTENTIONS

### 5.13

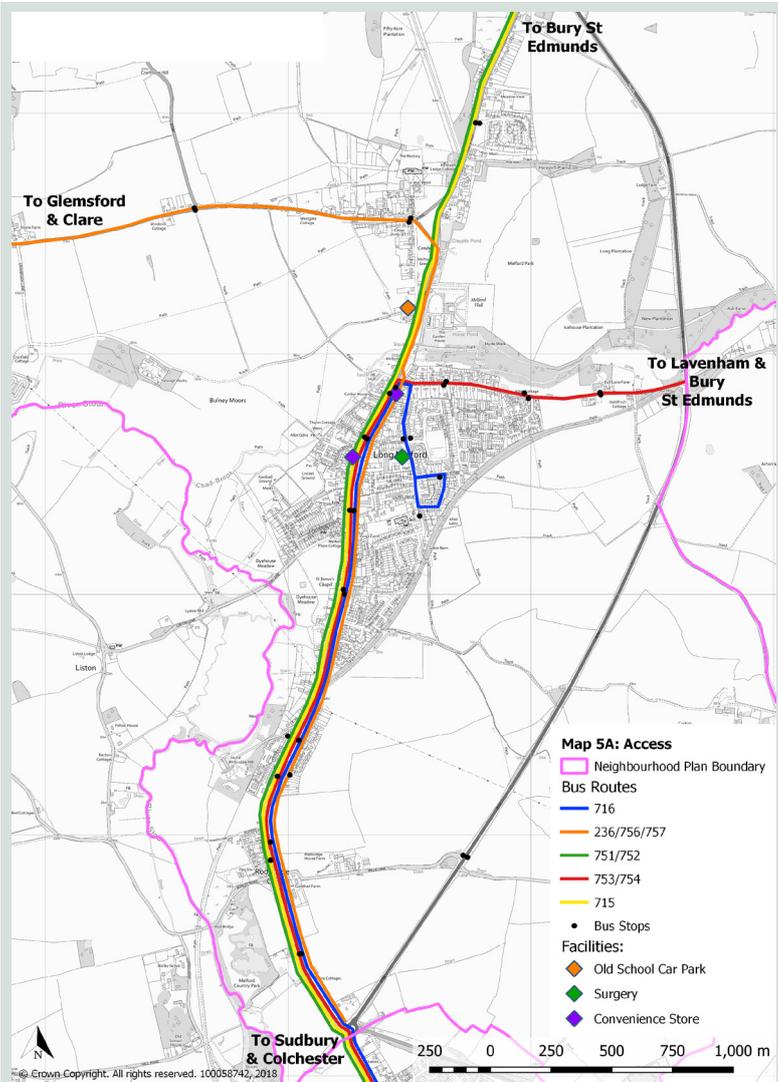
The Plan cannot reduce flows of traffic in a growing village but it can require developers to promote sustainable initiatives which reduce the impact of traffic and which lead to better and safer movement by bicycle and on foot. It can also require developers to recognise the rapidly growing demand from potential customers for electric or hybrid-electric vehicles.

### 5.14

The Plan can require developers to comply with Suffolk County Council (SCC) guidelines on the provision of off-road parking. In the village centre the Plan can seek to improve the experience for visitors and residents through improved parking arrangements, better signs and a focus on pedestrian safety.

### 5.15

These issues are complex, especially in a village of significance in heritage terms and responsibility for many of them rests with SCC Highways Department.



Map 5A – Policy LM 16. Sustainable Travel. Source: NPSG

A study and action plan for the public areas in the village centre was undertaken by the T&P Sub-group, made up of local people with a good knowledge of their subject matter and with local experience. As well as providing recommendations to address traffic and parking issues, this study is expected to have a positive impact on the resident and visitor experience in the village and thus prove beneficial to local businesses.

### 5.16

Where appropriate and with the approval of the Parish Council, Community Infrastructure Levy (CIL) funds could be used to assist with the implementation of recommendations made by the T&P Sub-group. For more information on CIL please see Chapter 8 on the implementation of the Neighbourhood Plan.



## POLICIES

### POLICY LM 16: SUSTAINABLE TRAVEL

All development is expected to encourage sustainable transport, reduce car use and dependency, and, where possible, improve accessibility to public transport. Where appropriate, developers will be expected to take every available opportunity to protect, enhance or provide pedestrian and cycle links to key village facilities (including but not limited to the village convenience stores, GP Practice and primary school).

Planning applications for developments that will generate significant amounts of traffic movement must be accompanied by a Transport Assessment or Transport Statement. Travel Plan measures will be required as set in the SCC Travel Plan Guidance.

Guidance on Transport Assessments, Transport Statements and Travel Plans should be sought from SCC

### JUSTIFICATION FOR POLICY LM 16

#### 5.17

The overriding message from the public meetings held with residents and the Residents Survey has been that whilst a substantial majority (90% of respondents to the Survey or 1,798 people) accepted the need to allocate sites in the parish for potential future development, with a resultant likely increase in the population of Long Melford, that growth must be sustainable. With growth will come an increase in traffic flows and a need for sustainable travel initiatives and reduced reliance on car use. (Appendix 2, Table H6).

#### 5.18

This Policy also echoes paragraph 105 of NPPF 2021: *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”*

#### 5.19

In paragraph 104, NPPF 2021 requires that development proposals focus on transport issues from the earliest stage so that: *“opportunities to promote walking, cycling and public transport use are identified and pursued.”*

## POLICY LM 17: PARKING GUIDELINES

Proposals for all new development in Long Melford must comply with current or any superseding SCC Parking Guidance when calculating the minimum number and size of off-street parking spaces. Layout designs must demonstrate that street widths are sufficient to accommodate on-street parking within the design, to deter parking on or across foot and cycleways.

### JUSTIFICATION FOR POLICY LM 17

#### 5.20

The link to SCC Parking Guidance is: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

#### 5.21

SCC Parking Guidance 2019 focuses on the adequacy of off and on-street parking in new developments. Provision of good off-street parking also leads to greater cycle usage. Guidance from Cyclenation in 2014 – ‘Make Space for Cycling: A guide for new developments and street renewals.’ <http://www.makingspaceforcycling.org> advises that residents’ perceptions of street safety and their willingness to let children own and use cycles are undermined by ad hoc on-street parking. Developments that exhibit high cycle ownership and use tend to be those without parking problems or fears about safety.

## POLICY LM 18: CHARGING POINTS IN NEW DEVELOPMENTS

Electric vehicle charging points should be made available by developers at every new residential dwelling as set out in SCC’s Parking Guidance

### JUSTIFICATION FOR POLICY LM 18

#### 5.22

In July 2018, the UK Government announced that electric charging points for all new homes may become mandatory as part of its ‘Road to Zero’ (emissions) policy. There will be a ban on petrol and diesel new car sales by 2030. Research from the AA shows that by 2030, the number of electric cars on UK roads is expected to rise to 19% of the total, overtaking the number of diesel cars (estimated then at 17%). At present 1% of vehicles in the UK are electric, whilst diesel accounts for 39%: <https://www.theaa.com/about-us/newsroom/electric-vehicle/aa-members-predict-electric-to-overtake-diesel-within-nine-years>

#### 5.23

In the Residents Survey, 1,278 respondents (64%) considered electric vehicle charging points to be either essential or fairly important for new developments. (Appendix 2, Table SF6).

## COMMUNITY OBJECTIVES

### 5.24

During 2020, the Neighbourhood Plan Steering Group (NPSG) requested a Traffic & Parking (T&P) Sub-group be formed to investigate and formulate recommendations, and to address two Community Objectives, namely to facilitate improvements to the village centre and to promote the provision of charging points for electric and hybrid-electric vehicles in public places. The Sub-group met on several occasions including a walk through the village centre to assess first-hand the problems and issues identified above. A number of distinct issues were identified and potential solutions were considered and evaluated. A full copy of the T&P report and recommendations can be found in Appendix 5. In order to assess the flows of traffic through the village, an unofficial count of vehicle movements was undertaken at three separate locations on a small number of days and times. A further count of vehicles parked in Little St Mary's and Hall Street was undertaken during the Covid-19 lockdown in April 2020 when few if any commercial or visitor vehicles were present, in order to determine the number of parking spaces typically used by residents.

## COMMUNITY OBJECTIVE LMCO 1: TRAFFIC AND PARKING INITIATIVES

A reduction in the impact of traffic in terms of speed, volume, congestion and pollution, improved village centre parking, easier accessibility to public transport, better and safer movement by bicycle and on foot and better signage.

### 5.25

The T&P Sub-group obtained and reviewed numerous documents relevant to the long-term planning of village transport, traffic and parking, including:

- Road traffic survey data
- Suffolk County Council Policy for 20mph speed limits
- Parking survey data prepared for the Neighbourhood Plan
- Department for Transport Manual for Streets
- Hamilton Baillie Associates' Traffic in Villages – A tool kit for communities
- House of Commons Transport Committee report on Pavement Parking

- Department for Transport Road Traffic Forecasts 2018
- Department for Transport Local Transport Note 1/07 - Traffic Calming

### 5.26

The Heritage and Settlement Sensitivity Assessment for BDC (and Mid-Suffolk DC) from March 2018 by Place Services, shows the sensitivity of Long Melford to detriment from inappropriate development. Heritage risk adds to the case for a careful study of the options, if appropriate by professional advisers. To view the Sensitivity Assessment, follow this link:

<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Heritage-and-Settlement-Sensitivity>

### 5.27

From the Residents Survey:

- 1,838 people, or 92% of respondents, felt that pedestrian safety in the village was either important or very important.
- 1,556 people, or 78% of respondents, agreed or strongly agreed that traffic calming was appropriate in the village.
- 1,277 people, or 64% of respondents, were in favour of a 20mph zone along Hall Street in the village centre.
- 1,277 people, or 64% of respondents, agreed or strongly agreed with the need for safe cycle routes or cycle lanes. (Appendix 2, Tables TP1 and TP2).

### 5.28

A Suffolk Highways Speed Data report from March 2017 showed that over 50% of the 11,000 daily traffic movements along the 30mph limit Little St Mary's section of the B1064 were travelling at between 30mph and 40mph.

### 5.29

A Parking Survey was carried out in May 2018. This showed a number of issues relevant to how parking could be improved in the village centre:

- Some 50% of village centre parking spaces are taken by residents and businesses for long periods of time and are thus unavailable for short term visits.
- In particular, spaces tend to be fully taken up in areas of the village adjacent to the more popular shops.
- Conversely more spaces are available in the southern part of the village centre, but that is further away from the majority of shops.

- Despite more availability of spaces in the southern part of the village centre, the road narrows there with the highest incidence of parking problems (e.g. parking partly on pavements, double parking or obstructing access to premises).
- The main car park designated for village centre use, at the Old School, has in the past been underutilised but in 2021, improved drainage, resurfacing and the addition of public electric charging points, as arranged by LMPC, has led to increased usage. The Village Hall car park has been re-surfaced and is available for public use when not required by events at the Hall.

For information about the Parking Survey and its full results, see Appendix 4.

### 5.30

In relation to parking concerns, the Residents Survey is also relevant:

- 1,509 respondents (76%) favoured more parking posts in the village centre (to prevent vehicles from encroaching on pavements).
- 1,471 respondents (74%) wanted a new off-street car park which would be nearer the heart of the village.
- 1,356 respondents (68%) supported some kind of residents' parking scheme.
- 1,305 respondents (65%) requested properly marked out parking bays.
- 1,060 respondents (53%) favoured timed parking limits (with resident schemes for houses/businesses). (Appendix 2, Table TP3).

# 5. TRANSPORT AND PARKING CONTINUED...



## 5.31

The NPSG held two business forums in 2018 to provide evidence for the Plan from local businesses. Both forums added to the case for improvements to the village centre, especially in areas such as parking, accessibility to retail premises, pedestrian/cycle safety and signage. See Appendix 7.

## 5.32

The main recommendations of the T&P Sub-group for the Parish Council to consider, applicable to LMCO 1, are shown below. Full information on these and further recommendations are in the report in Appendix 5:

**Recommendation:** Commission traffic surveys by Suffolk Highways to establish current volumes and speeds of traffic. (Recommendation 1 in the full report).

**Recommendation:** Introduce a 20mph speed limit through the village centre. (Recommendation 2 in the full report).

**Recommendation:** Purchase additional vehicle activated signs and deploy them on the approach roads to the village centre on a rotation basis. (Recommendation 3 in the full report).

**Recommendation:** Build out the pavement at key points in Little St. Mary's and Hall Street in order to provide narrower crossings for pedestrians and/or to provide space for social areas. (Recommendation 4 in the full report).

**Recommendation:** Install additional street furniture (planters and/or signage) at the entrances to the village centre in order to increase the sense of entering a residential and commercial community area. (Recommendation 5 in the full report).

**Recommendation:** Provide additional marking of parking bays in order to improve parking behaviours and density. (Recommendation 9 in the full report).

**Recommendation:** Provide visual or physical barriers to prevent parked vehicles from encroaching onto the pavement. (Recommendation 10 in the full report).



## COMMUNITY OBJECTIVE LMCO 2: CHARGING POINTS IN PUBLIC PLACES

Developing electric vehicle charging points for public car parks and for dedicated on-street parking bays within the village.

### 5.33

In the Residents Survey 1,210 respondents (60%) considered the installation of electric charging points in public places in the village to be either essential or fairly important.

### 5.34

The growth in electric vehicle ownership will provide both challenges and opportunities for Long Melford. The NPSG wishes the village to embrace this new technology and to use it to the benefit of residents and visitors alike. It is an important part of the Neighbourhood Plan.

### 5.35

For Long Melford residents there are a number of practical issues which need to be addressed with a variation of terraced and detached housing to consider. There is a need to increase the availability of on-street charging points in residential streets where off-street parking is not available, thereby ensuring that off-street parking is not a pre-requisite for realising the benefits of owning a plug-in electric vehicle. This is a village wide problem, not just for the village centre and the following issues need to be considered:

- Charge points must be mounted on the pavement and not in the road, so how will this impact pedestrians and the movement of

mobility scooters? There are a range of different charge point options. Points can be integrated into existing lamp posts, pop-up versions which rise and fall as needed as well as the more familiar pedestal type. Location of the points and costing of the various types will need to be investigated.

- Public car parks should have charge points for visitors. Which scheme should the village adopt? To this point the Parish Council has provided four charging points for public use, all at the Old School Car Park.

### 5.36

The main recommendations of the T&P Sub-group for the Parish Council to consider, applicable to LMCO 2, are shown below. Full information on these and further recommendations are in the report in Appendix 5:

**Recommendation:** The installation of EV charging points at the two village car parks. (Recommendation 17 in the full report).

**Recommendation:** To investigate potential locations in Hall Street and Little St Mary's for on-street EV charging points and identify costs for different types of charging unit. (Recommendation 18 in the full report).



# VILLAGE SERVICES AND FACILITIES

## INTRODUCTION

### 6.1

National and district planning policies endorse sustainable development that is adequately supported by local provision of health care, education, access to green space and facilities for all age groups.

### 6.2

Long Melford is a core village, providing many services and facilities to its residents, those living in the hinterland villages and those visiting from further afield. It boasts:

- Fine historic buildings.
- A wide range of shops, hospitality outlets and key services - including a doctors' surgery, a primary school and fire station (see Map 6A).
- Open spaces within the village - (see Map 6B).

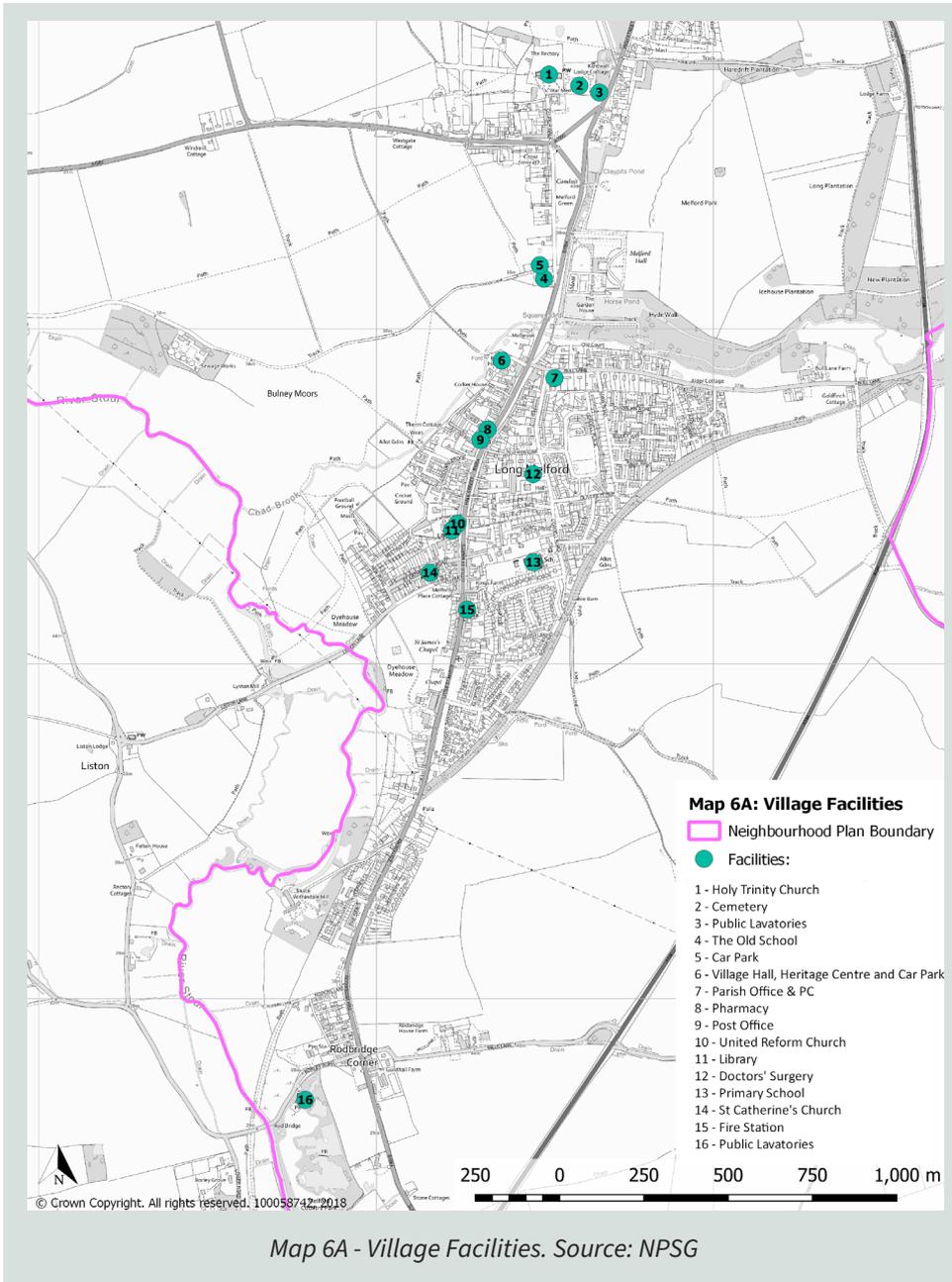
### 6.3

A substantial section of the Residents Survey focused on the services and facilities needed to support the village. Overwhelmingly, access to healthcare was rated as the facility that mattered most to the village; next came the primary school/pre-school, then green space, the village hall and other services and facilities.

## HEALTHCARE PROVISIONS

### 6.4

The GP practice consists of surgeries in Long Melford and Lavenham. Patients can be seen at either surgery. The practice has four GP partners and four salaried GPs. The doctors are supported by a team which typically comprises a nurse practitioner, nursing staff, health care assistants, a practice manager and support staff. There is a dispensary in the Long Melford surgery for



use by those living in the outlying villages without pharmacies. The practice provides health care for almost 9,500 patients in 19 villages covering a wide area.

### 6.5

Private health care in Melford is provided by a dental surgery, osteopathy, chiropractic and physiotherapy practices. There is a residential care home in the centre of the village and another on the southern approach. The Sudbury Health Centre, three miles from the village, provides other health care services including phlebotomy. The Long Melford Good Neighbours Scheme plays an important role in helping those without transport and/or who have a disability to attend medical appointments including the Lavenham Surgery, the Health Centre, West Suffolk Hospital and Addenbrooke's Hospital Cambridge.

### 6.6

At a July 2018 meeting with members of the GP practice and the Neighbourhood Plan Steering Group (NPSG), issues raised in the Residents Survey around capacity and waiting times for appointments were discussed. The GPs explained that priority for appointments was being given to those with urgent medical conditions. The problem was not the space available in the building but the difficulty in recruiting doctors and nurses.

### 6.7

The practice has no immediate plans for expansion to manage the inevitable increase in patient numbers from the 350 new homes, mainly in the Orchard Brook, Weavers Tye (on Bull Lane), Elms Croft (by Ropers Lane), and Station Road developments. They acknowledge that the extra demand will create a challenging situation.

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...

## 6.8

Seventy-one per cent of respondents to the Residents Survey (1,409 people) ranked the Doctors' Surgery as the most important of the listed Long Melford services and facilities (Appendix 2, Table SF1). However, only 8% (126 people) thought that the standard of service had improved over the last two years; 43% (648 people) thought that it had stayed about the same and 45% (676 people) thought that it had deteriorated

(Appendix 2, Table SF2). Almost 40% of respondents who are registered with the practice (593 people) said that getting a routine appointment was the service that needed most improvement. This response mirrored that in the May 2017 Neighbourhood Plan Public Consultation.

<http://www.longmelfordnp.co.uk/wp-content/uploads/2018/12/Surgery-Comments-Public-Mtg-May-2017.pdf>

## COMMUNITY OBJECTIVE LMCO 3: HEALTHCARE SERVICES

The Parish Council will consult with the GP practice and Patient Participation Group and will offer support for improved and expanded healthcare provision within the village, when appropriate.

### PRIMARY AND PRE-SCHOOL EDUCATION

#### 6.9

Long Melford Primary School has been associated with the Church of England since its formation in 1895. In 2016, it joined the Diocese of St Edmundsbury and Ipswich Multi-Academy Trust and became a Church of England Academy. The school is mixed entry to Year 6. There is nursery provision for children from three years old.

#### 6.10

Academy status followed the school being put into Special Measures after an OFSTED inspection in 2015. However, following an OFSTED inspection in July 2019, the school was rated as 'Good' in all categories. In 2019, the headteacher reported that in the last two academic years, the school looked to have exceeded national averages in all areas and its pupil numbers had risen.

#### 6.11

The school moved to its current premises, which was then a new building, in 1974.

### CAPACITY

#### 6.12

The school has the capacity for 210 children (seven classes for 30 children each) and currently provides education for 204 children. The new Orchard Brook, Weavers Tye and Elms Croft developments have seen an increase in the demand for places and the Station Road development will increase the pressure.

### FUNDING

#### 6.13

As an Academy, the school is paid per pupil by central government. For renovations, the school would normally need to bid for funds from the central government 'Conditions Improvement Fund' and the bid will compete with hundreds of others from academies all over the country. SCC is responsible for new building and new facilities required to expand the school places.

### 6.14

In addition, money has been paid in s.106 and Community Infrastructure Levy (CIL) as a result of the planning permissions being given for the Orchard Brook, Weavers Tye, and Elms Croft developments. The Diocese has been given s.106 money which has enabled the toilets and drains to be replaced in the main part of the school.

## THE FUTURE

### 6.15

The School advises that, as well as the toilets and drains mentioned above, the following infrastructure issues need to be addressed:

- Improvements are needed to the changing rooms and to the heating and lighting systems.
- The outdoor swimming pool is unusable and needs to be renovated or removed.
- The lack of a purpose-built nursery/pre-school building.
- Inadequate on-street parking for parents driving their children to and from school.

### 6.16

The outline planning permission for the Station Rd site includes the provision of land for an early years setting. However, the school is able to provide parents with nursery provision and care from 7.30 am to 6.00 pm. The current headteacher believes that having the nursery as part of the school offers children the opportunity of being part of the school community at the age of three, which means that the transition into school for their Reception Year is not an issue, as they are already familiar with the school.

### 6.17

In the Residents Survey, the school was ranked as second in importance to only the GP practice among village facilities (Appendix 2, Table SF1). The school was also rated as very important to the village by 84% of respondents (1,682 people) and the nursery/pre-school as very important by 72% of respondents (1,442 people) (Appendix 2, Table SF3).

## COMMUNITY OBJECTIVE LMCO 4: SUPPORTING THE SCHOOL

The Parish Council will support the provision of a new nursery building and improved facilities at the school.



# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...

## LOCATIONS FOR STAGING MEETINGS AND EVENTS

### 6.18

The Village Hall and the Old School are the two principal venues in Long Melford where meetings and events can be held. It should also be noted that the Football Club has received significant funds through grants and these have enabled it to rebuild its clubhouse which is now open for functions and events.

## THE VILLAGE HALL

### 6.19

The Village Hall is off Hall Street, at the end of Chemist Lane, opposite the Bull Hotel. The opinion expressed in the Residents Survey was fairly evenly divided as to whether Long Melford needed a new village hall (see Appendix 2 Table SF4). Subsequent to the Survey, a number of grants, principally from the National Lottery and Babergh District Council, have enabled

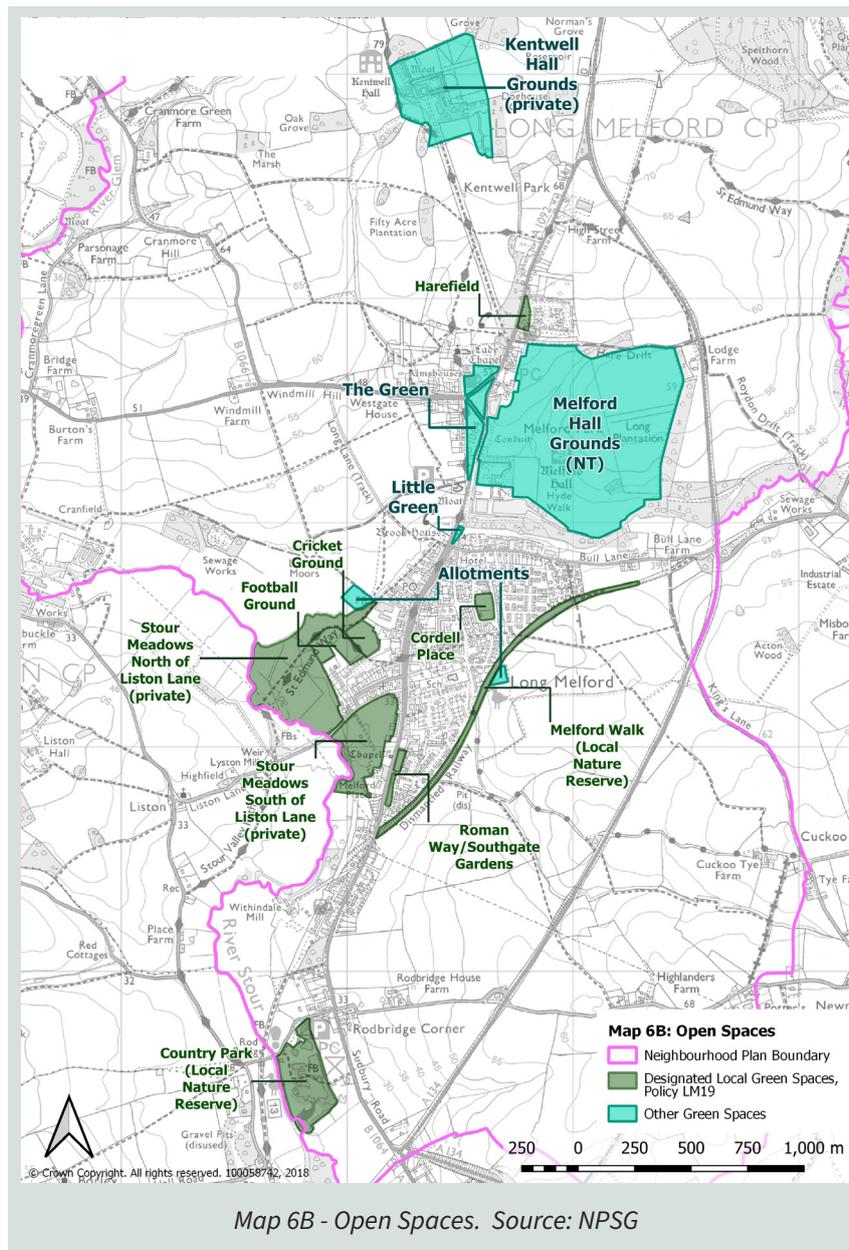
essential repairs and renovations to the building to be carried out. Furthermore, the car park has been resurfaced, redesigned and is now open to the public, thus providing extra parking spaces in the centre of the village.

## THE OLD SCHOOL

### 6.20

The Old School is a listed building and is located at the southern end of the Green. It is run and maintained by the Community Association for the benefit of the local community. Like the Village Hall, it is well used hosting classes, clubs, societies, exhibitions and fairs. In 2020 the adjacent car park was let to the Parish Council via a thirty year lease and a major improvement to its surface and drainage was subsequently arranged. This car park serves both the Old School and the wider village.





## OPEN SPACES

### 6.21

Long Melford's historic core and its setting within the Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project Area are key to the village's popularity and underpin the tourist economy on which it thrives.

### 6.22

The River Stour, its tributary the Chad Brook, and associated floodplains, provide natural green corridors through the village.

### 6.23

A large part of Long Melford's attraction as a rural and historic village is its extensive open green spaces, detailed above. (Map 6B)

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...

## POLICY LM 19: DESIGNATION OF LOCAL GREEN SPACES

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

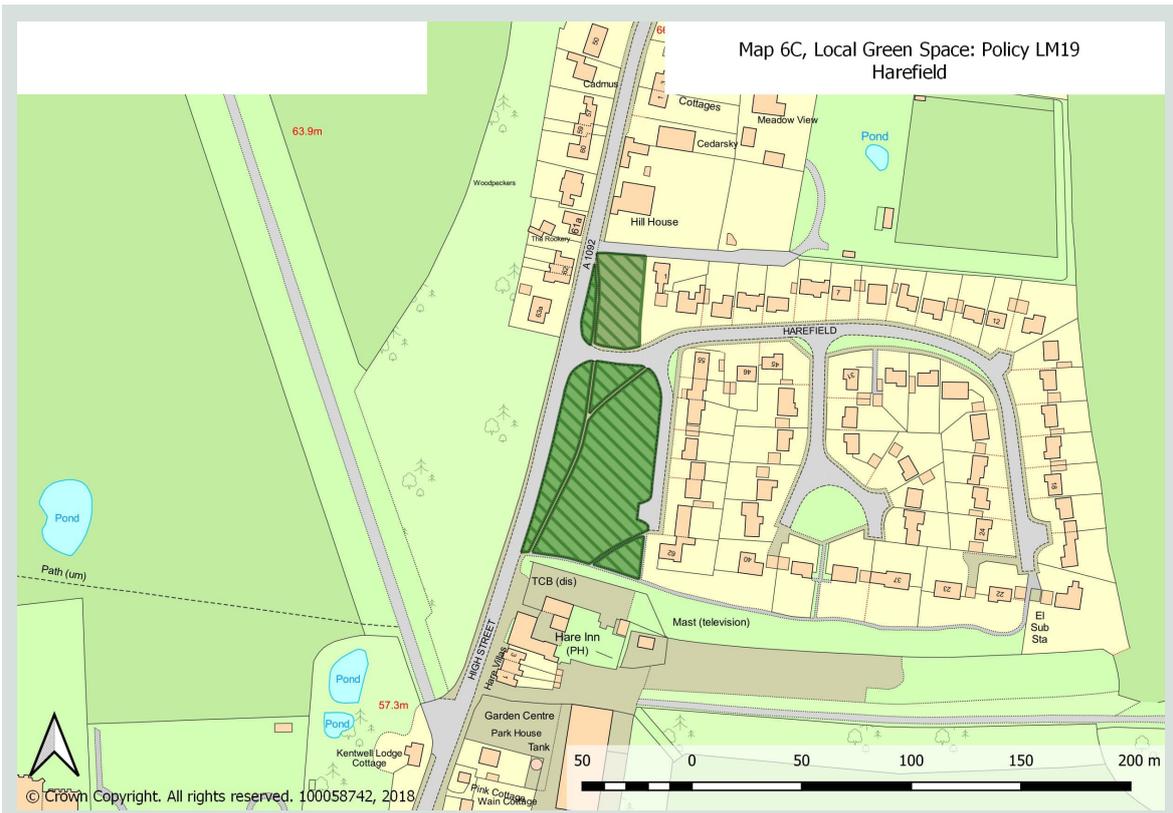
- Harefield, Roman Way, Southgate Gardens (Green Frontages)
- Cordell Place (Central Green Area)
- Melford Walk
- Country Park
- Stour Meadows South of Liston Lane
- Stour Meadows North of Liston Lane
- Cricket Ground
- Football Ground

Control of development in the Local Green Spaces will be consistent with national policy for Green Belts.

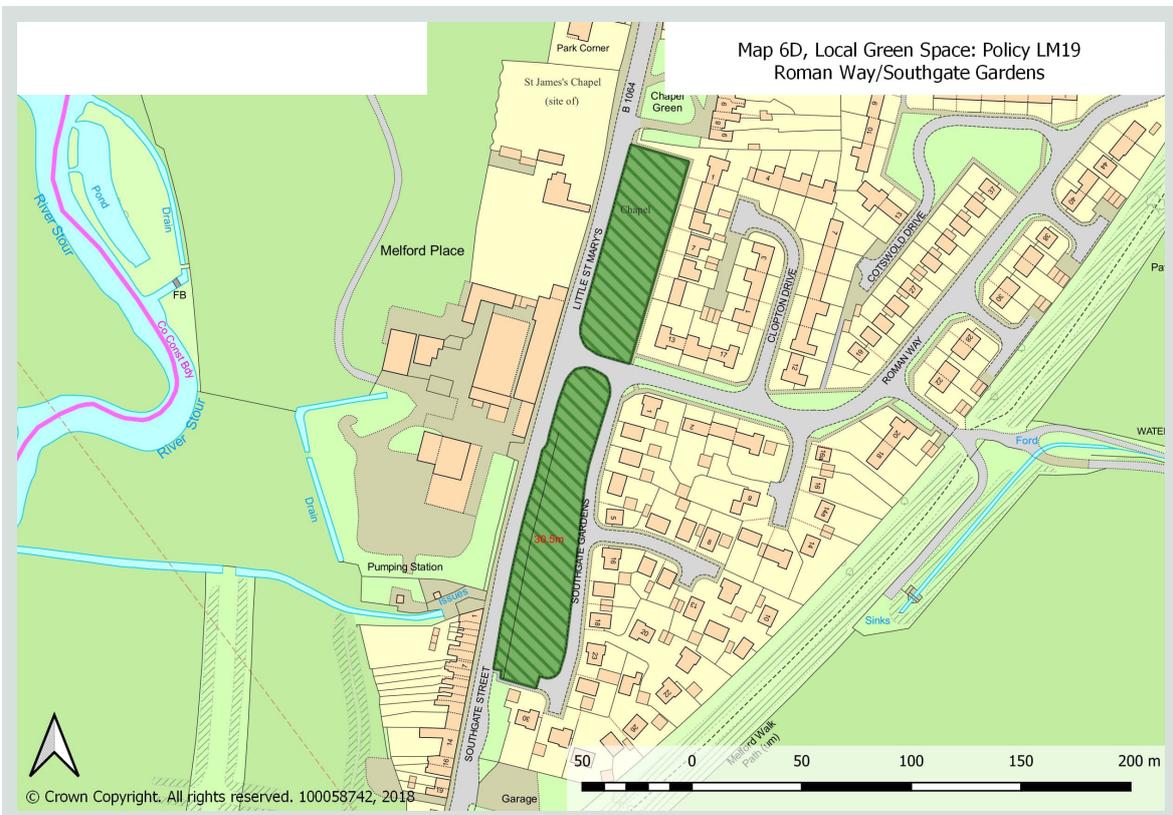
GREEN SPACE	<b>JUSTIFICATION: TESTED AGAINST NPPF 2021 PARAGRAPH 102 CRITERIA</b> All of the Green Spaces Designated comply with Paragraph 102 c) (Local in character and not an extensive tract of land).	
CRITERIA, IN SUMMARY	<b>Paragraph 102 a)</b> Proximity to community served.	<b>Paragraph 102 b)</b> Demonstrably special to a local community and holds a particular local significance e.g. beauty, historic significance, recreational value (including as playing field), tranquility or richness of wildlife.



Harefield, Roman Way and Southgate Gardens (Green Frontages)	All are in prominent locations in the heart of the community.	These green spaces were created as an integral part of two distinctive 1960s and 1970's housing developments. Their landscape of grass and mature trees provides an important setting for the houses. It is available to the wider community for recreation and the spaces, which stretch along sections of the main road through the village, are an important feature for those passing by. There are proposals, related to the development of the Station Road and former petrol filling station sites, for a footpath to be created on the east side of Station Road, a path which might in the future be continued north via the Southgate Gardens/Roman Way green space towards the village centre; a well-designed path would be compatible with the character and function of this space.
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Map 6C: Policy LM 19: Local Green Space Harefield. Source: NPSG



Map 6D: Policy LM 19: Local Green Space Roman Way / Southgate Gardens. Source: NPSG

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...



Cordell Place (Central Green Area)

Cordell Place is the central feature of a large area of housing immediately east of the village centre. It is available and accessible to the wider community.

Cordell Place includes the principal recreational facility within an area that was built as Council Housing. The housing which surrounds Cordell Place is significant in displaying many of the features of the Garden Suburb movement. The recreation ground, which accommodates a playground and a football pitch, is consistent in character with the wide grass verges and quite generous gardens of the area. Cordell Place is important to Long Melford for its contribution to the significant architecture of the Cordell area and for being the only public area for active recreation in the village.



Map 6E: Policy LM 19: Local Green Space Cordell Place. Source: NPSG



Melford Walk

This forms the eastern border of the village and can be accessed at several points along its length.

This green space is the former railway line that used to run from Sudbury to Bury St Edmunds. Its importance to the village lies in its historical interest (it still feels like a railway line, albeit without rails), in its nature conservation interest, in its role as a defensible boundary of the built-up area and in its place in a network of footpaths on the eastern side of the village. It is a Local Nature Reserve and its recorded reptile and amphibian species include Slow Worm, Viviparus Lizard, Grass Snake, Common Frog, Common Toad and Smooth Newt. Over 60 bird species have been identified and the Walk hosts breeding territories that include summer visitors such as Chiffchaff and Blackcap. Twenty-two species of butterfly have been seen and a variety of moth species, including Elephant Hawk Moth and Humming Bird Hawk Moth. Odonata species recorded comprise Brown Hawker, Emperor Dragonfly and Common Blue Damselfly. The Walk is home to a number of less common plant species, including Lesser Calamint, Dwarf Elder, Greater Knapweed and occasional Bee Orchids.



# 6. VILLAGE SERVICES AND FACILITIES

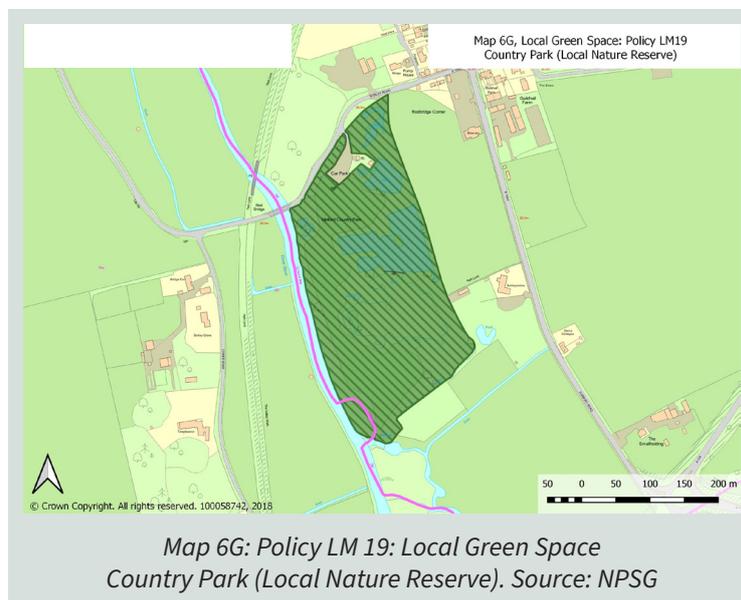
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## Country Park

The country park is at the southern end of the village. It is accessible on foot via the path that runs from Long Melford to Sudbury and it is adjacent to the B1064 which is the spine road of the village, though the main entrance is in Borley Road. There is a car park.

This attractive country park serves Long Melford, its hinterland villages and other nearby communities. It is a Local Nature Reserve comprising areas of grassland, woodland, river frontage and flooded pits. It is very popular and typically hosts around 112,000 visitors a year. It has a café and picnic facilities as well as paths laid out throughout the park. It is managed by the Parish Council with the help of local volunteers, operating via a Management Plan which was established in 2020 with substantial input from Suffolk Wildlife Trust. The park has recorded over 20 species of butterfly, including Speckled Wood and Small Heath, whilst its resident reptile and amphibian species include Grass Snake, Slow Worm, Common Frog, Common Toad, Smooth Newt and Great Crested Newt. Resident birds include the two main species of Woodpecker, Moorhen, Coot, Mallard and Mute Swan as well as Great, Blue, Coal, Long-Tailed and Marsh Tit. Spring and summer migrants are seen annually in the form of Chiffchaff, Willow Warbler, Blackcap, Garden Warbler, Sedge Warbler, Common and Lesser Whitethroat. The Park has notable riverside plant species including Water Forget-me-Not, Water Figwort and Butterbur.



"THE VILLAGE HAS TWO LOCAL NATURE RESERVES AND IMPORTANT FLOOD MEADOWS, THAT ARE BOTH IMPORTANT FOR OUTDOOR RECREATION AND BIO-DIVERSITY. THESE AND OTHER GREEN AREAS NEED TO BE PROTECTED AND ENHANCED FOR FUTURE GENERATIONS."

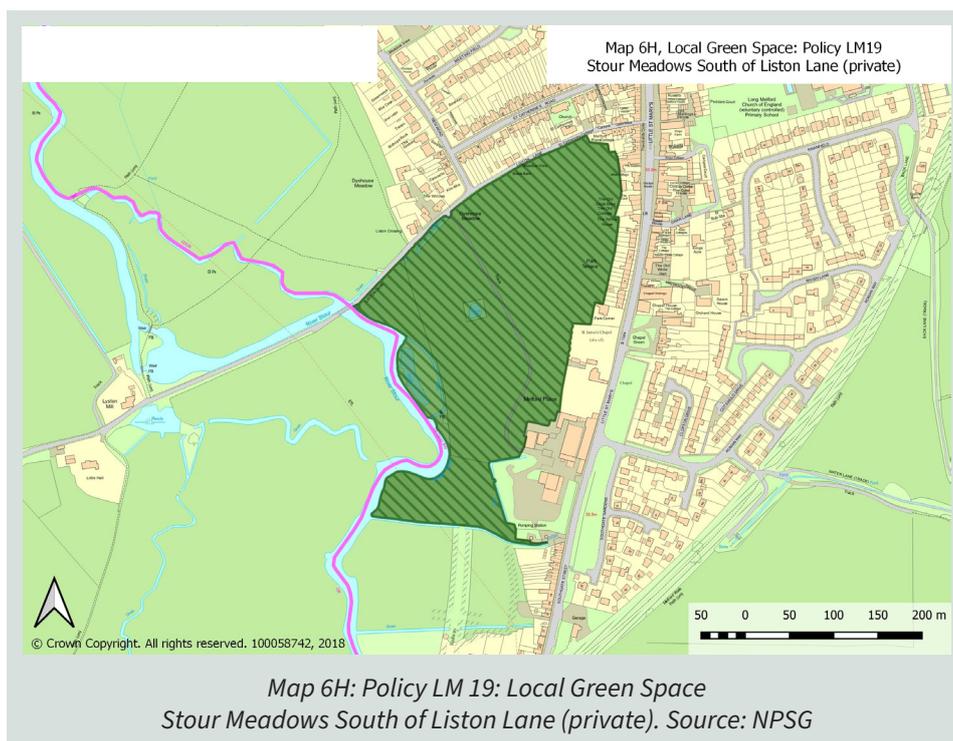


Stour Meadows south of Liston Lane

The meadows form the western boundary of the village, close to the village centre. They are farmland and there is no public access.

The meadows are significant for the village, in spite of there being no public access, for a number of reasons:

- Liston Lane runs from Little St Mary's westwards to Liston Church; it forms the northern border of these meadows. From New Road to Liston Church, it is a Quiet Lane. Liston Lane, in combination with the fields on the north side of the Lane, is probably the most popular walking area in the village; the meadows on the south side are a vital and very attractive part of the scene for this walking area.
- The meadows provide the setting for historic properties, many of them listed, on Little St Mary's.
- The meadows are the site of a Roman villa, a Scheduled Ancient Monument.
- The meadows include typical flood plains for the River Stour, which forms their western boundary.



# 6. VILLAGE SERVICES AND FACILITIES

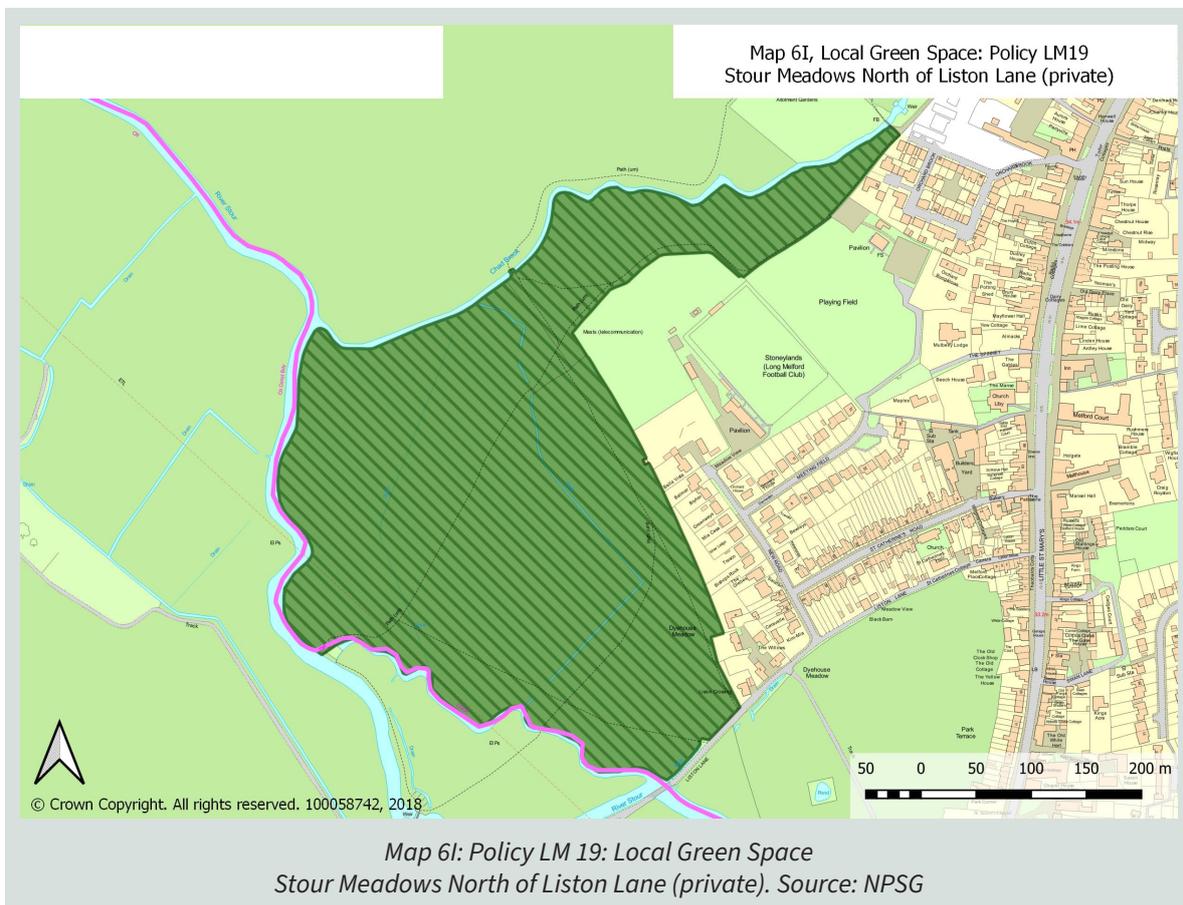
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Stour Meadows north of Liston Lane

The meadows form the western boundary of the village, close to the village centre. A number of walking routes link the village to the meadows. They are farmland and there is extensive public access to the meadows via several public footpaths which cross the meadows.

These meadows, which, via a number of public footpaths, provide access to open countryside, the River Stour and the Chad Brook, are, in combination with Liston Lane, probably the most popular walking area in Long Melford. The paths link to other paths to the north and east. The former railway line to Cambridge crosses the meadows and some relics of the railway (e.g. level crossing gates and a platelayer's hut) add historical interest to the site. The Parish boundary cuts across these meadows.



D...



**Cricket Ground and Football Ground:**

Sports and recreation grounds comprising a community owned sports ground used for cricket and a football ground and clubhouse owned by The Football Club & Community Sports Trust, with adjacent leased training pitches.

The cricket and football grounds are next to each other on the western edge of the village and well connected by footpaths, as well as by road, to the village.

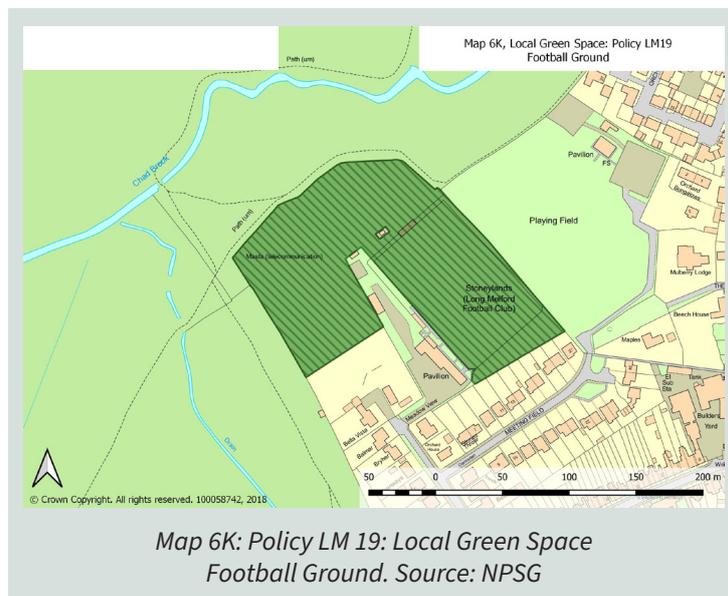
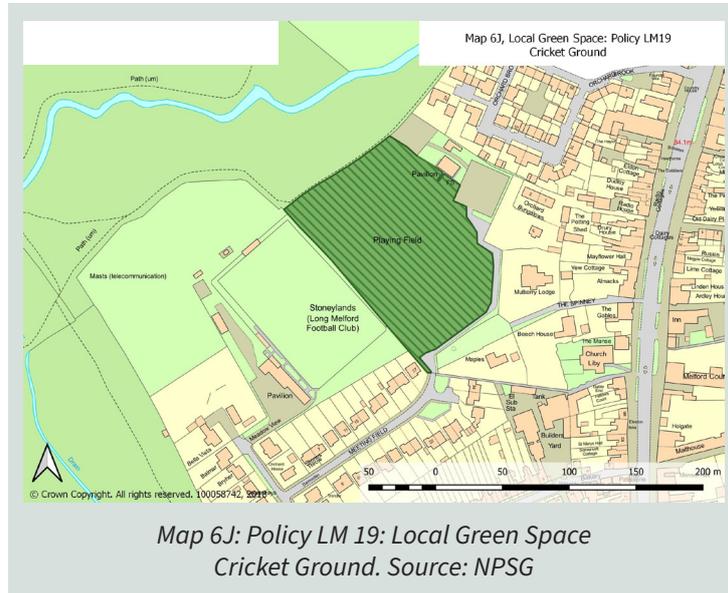
The cricket ground is owned by the Community Association and used for cricket in summer and for junior football in winter. A new long lease for the Cricket Club has recently been agreed, with an underlease which ensures junior football in the winter. The cricket club fields two league teams on both Saturdays and Sundays during the season, mid-week teams and runs two Colts teams. It also hosts Suffolk over 60s fixtures. It is a valued recreational facility for the village.

A public footpath runs alongside the boundary with the football club.

The Football Club & Community Sports Trust, which promotes community sports and recreation, incorporates one of the oldest football clubs in the country, dating from 1868. Between them, these organisations own the main pitch, car park and a new clubhouse at the football ground. The clubhouse was built with the help of donations from local people and grants from The Football Foundation, Babergh District Council, Long Melford Parish Council and the Hamilton Trust. There is a thriving Colts & Fillies section at the club.

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...



## JUSTIFICATION FOR POLICY LM 19

### 6.24

The designated Local Green Spaces all have a long-term place in the community and their designation is consistent with the sustainable development of the parish. They define the landscape features for the village. They are an essential part of the character of the village for residents and for visitors.

### 6.25

In responses to the Residents Survey, the protection and enhancement of green spaces within the village was ranked third (after the GP practice and school) in terms of important facilities for the village (Appendix 2, Table SF1). These green spaces already are, or have the potential to be, used both to encourage wildlife or as areas for active outdoor recreation.

## 6.26

The Green Spaces listed below are also important features of the village. The Greens, like many of the green verges within the historic core of the village, are owned by the Hyde Parker family but accessible to all. The Greens have strong protection as both registered common land and registered village greens and therefore do not need the protection provided in Policy LM 19. The same applies to Melford Hall Park and Kentwell Hall Grounds, which are Registered Parks and Gardens.

- **The Green** - This is one of the most important open spaces in the village. It sits below the impressive Grade 1 listed Holy Trinity church and opposite Melford Hall, a popular National Trust destination for visitors. The upper section of the Green above the A1092 suffers damage from car-users who park on it. Interested parties including owners of The Green (Melford Estates), along with the Church, the Parish Council and the Black Lion hotel are establishing what is needed to improve and better define the area where parking is allowed and to address the problem of unauthorised vehicular access.
- **Little Green** - It provides an attractive and important setting for a row of listed buildings, for the historic Bull Hotel and a green entry to the village centre. It sits on a busy junction (Hall

Street, Chemist Lane and Bull Lane), making it very conspicuous for both pedestrians and passing traffic. It is used for community events e.g. carolsinging and a short service to accompany the switching on of the village centre Christmas lights and the lights on the Christmas tree (which is situated each year on Little Green). The significance of the Little Green is enhanced by it being immediately adjacent to the Chad Brook and to a swathe of green space which runs east along the Brook. This green is also known as Policeman's Green.

- **Chapel Green** - This is the central feature of a group of historic houses and a former malting in the southern part of the village. Opposite is the site of a former chapel.
- **Melford Hall Park** - A Registered Park and Garden which provides the historic setting for Melford Hall, the site of a number of community events and which is bordered on its south side by the Chad Brook.
- **Kentwell Hall Grounds** - A Registered Park and Garden which provides the setting for the Hall, and which hosts a large number of educational and recreational events. The Grounds are also very popular with walkers.

## POLICY LM 20: PROVISION OF NEW GREEN SPACES

All residential development applications comprising ten or more units or with a site area of 0.5 hectares or more should provide appropriate multi-use green space within the site and this should be retained for the life of the development. Applicants should assess the potential for supporting biodiversity within the planned green space and set out their proposals for supporting biodiversity in their application. Applicants should set out how their proposals will contribute to reducing climate change and mitigating the effects of climate change.

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...

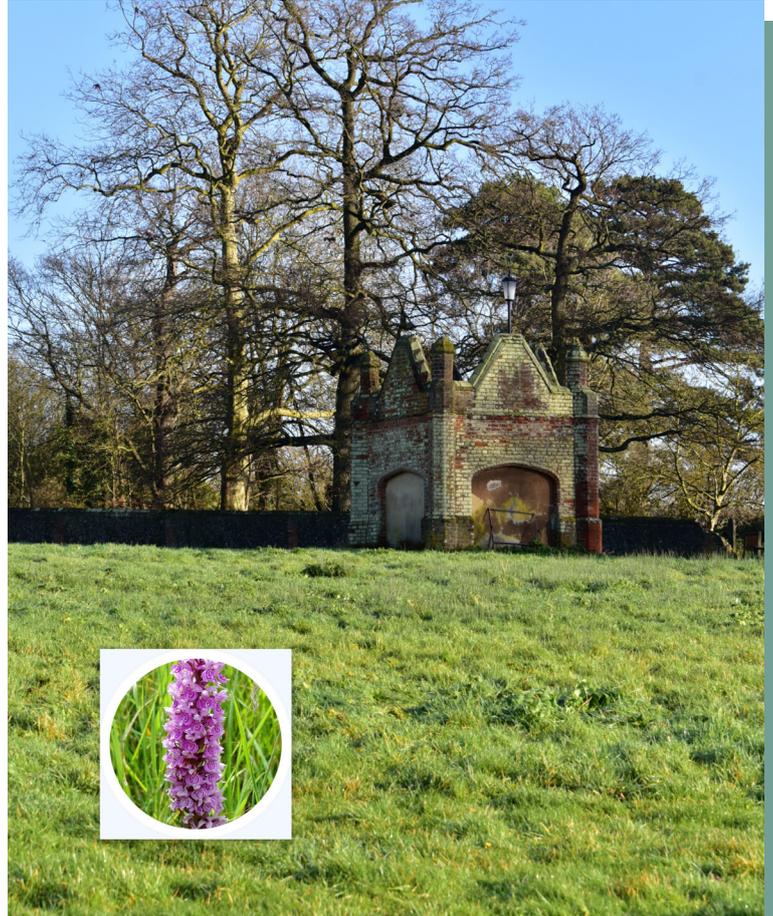
## JUSTIFICATION FOR POLICY LM 20

### 6.27

BDC's Core Strategy 2014 (Policy CS14, Green Infrastructure) calls for the protection and expansion of green spaces and biodiversity. A key aim of the Plan Policies is to strengthen support for this policy to ensure the retention and expansion of public open green space, nature conservation and environmentally friendly approaches.

### 6.28

In November 2020, BDC, together with Mid Suffolk District Council, launched a Biodiversity Action Plan. Within the Plan was the intention to work with town and parish councils and local communities to achieve its biodiversity aims.



*Note: The plant above is an Early Marsh Orchid, a featured plant in the wildflower meadow by The Conduit.*

## COMMUNITY OBJECTIVE LMCO 5: PROMOTING BIODIVERSITY

The Long Melford NPSG has formed a Biodiversity Working Group whose remit includes an examination of ways in which the village could be made more environmentally friendly. The group will also investigate how more land, both public and private, could be dedicated to nature.

The Biodiversity Working Group and Parish Council will support the initiatives that have been adopted by BDC and will take active steps to secure the implementation of the initiatives in Long Melford.

## COMMUNITY OBJECTIVE LMCO 6: REDUCING CARBON EMISSIONS

The Biodiversity Working Group and Parish Council will actively seek deliverable opportunities to mitigate and adapt to climate change, including moving to a low carbon economy. The Parish Council will use its own powers and funds to act directly and to encourage others to realise the opportunities for the benefit of the local and global communities.

### OUTDOOR PLAY FACILITIES

#### 6.29

The Cordell Place play equipment needs to be improved. Opinions and evidence received through the Plan Public Consultation Days and the Residents Survey demonstrate that there is a strong demand to improve outdoor play and leisure facilities in the village. Furthermore, as new developments extend the village away from the centre, outdoor play areas may be required to serve the northern and southern parts of the village.

#### 6.30

The Orchard Brook development has a short gym trail. There is a small play area at Elms Croft with three pieces of equipment suitable for small children. There is no provision for play equipment on the Weavers Tye site.

## POLICY LM 21: PROVISION OF OUTDOOR PLAY EQUIPMENT

All planning applications comprising ten or more residential units or with a site area of 0.5 hectares or more should provide appropriate outdoor play equipment, unless the development is to be occupied exclusively by people over the age of 55. The choice and details will depend on the scale, nature and location of the proposed development and must be agreed with the planning authority and the Parish Council prior to the determination of the application.

### JUSTIFICATION FOR POLICY LM 21

#### 6.31

Eighty-four per cent of respondents (1,689 people) to the Residents Survey indicated that play equipment in parks was either essential or fairly important (see Appendix 2, Table SF5).

#### 6.32

There were 107 specific comments relating to provision of facilities for children and teenagers made by respondents in the Residents Survey. There were also 77 comments relating to sports amenities of which a majority were for facilities that are not currently provided in the village.

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...

“OPINIONS AND EVIDENCE RECEIVED THROUGH THE PLAN PUBLIC CONSULTATION DAYS AND THE RESIDENTS SURVEY DEMONSTRATE THAT THERE IS A STRONG DEMAND TO IMPROVE OUTDOOR PLAY AND LEISURE FACILITIES IN THE VILLAGE”

## COMMUNITY OBJECTIVE LMCO 7: ADEQUACY OF OUTDOOR PLAY EQUIPMENT

The Parish Council will set up a working group with the remit to investigate the demand for outdoor play equipment in parts of the village other than the centre.

### ALLOTMENTS

#### 6.33

There are allotments in two relatively central locations in the village; alongside the Chad Brook (behind the Cricket Club and Orchard Brook development) and alongside the Railway Walk (behind Oliver's Close). These are owned and managed by the same landowner and there is currently a short waiting list for those wanting a plot.

#### 6.34

In the Residents Survey, allotments were considered essential or fairly important by 82% of respondents (1,631 people). (Appendix 2, Table SF6).

#### 6.35

With the additional population arising from current and proposed developments and noting the trend towards smaller gardens, it is likely that demand for allotments will rise.

#### 6.36

*“Allotments have a vital role in connecting people to the process of food production, enabling them to grow fresh, cheap food whilst reducing food miles.”*

‘Growing in the Community’, the Local Government Association.

## COMMUNITY OBJECTIVE LMCO 8: LAND FOR ALLOTMENTS

The Parish Council will investigate the demand for more allotments. If there is such demand, it will approach landowners to inquire into the availability of additional land for use as allotments.



## PUBLIC RIGHTS OF WAY

### 6.37

Long Melford has footpaths, bridleways and cycleways that are mostly maintained by Suffolk County Council and afford residents and visitors access to the surrounding countryside.

### 6.38

The NPSG set up a Footpath and Cycle Path working group whose remit included drawing up a plan for parish circular walks. This project has now been completed. The working group will now focus on the plan for cycle paths. For more information on the parish circular walks please see the Additional Information section below.

## POLICY LM 22: PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY

The Public Rights of Way network will be protected and enhanced. Where possible developers should take the opportunity to expand and improve pedestrian and cycle links.

## JUSTIFICATION FOR POLICY LM 22

### 6.39

Ninety-four per cent of respondents to the Residents Survey (1,887 people) indicated that the enhancement and preservation of public footpaths was either essential or fairly important.

### 6.40

Support for public footpaths and cycle links was also evident at the May 2017 Neighbourhood Plan Consultation – see Statement of Consultation with the Supporting Documents to this Plan.

<http://www.longmelfordnp.co.uk/wp-content/uploads/2018/12/Leisure-Comments-Public-Mtg-May-2017-1.pdf>

### 6.41

The parish has a network of footpaths which should be protected from the impact of development. Where possible, development should be sympathetic to these rights of way and should seek to establish links between them.

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...

## COMMUNITY OBJECTIVE LMCO 9: PROMOTION OF PUBLIC RIGHTS OF WAY AND TOURISM

The Parish Council will work with Suffolk County Council and other partners to promote Long Melford as a tourist centre for walkers and cyclists.

### THE CEMETERY

#### 6.42

The cemetery is adjacent to Holy Trinity church and is maintained by the Parish Council. At current rates of occupation, cemetery capacity will be exhausted by 2030.

#### 6.43

Under powers granted in section 124 of the Local Government Act 1972, the Parish Council is able to

acquire land for cemetery provision by agreement or by compulsory purchase. The Parish Council will seek to acquire such land in order to enable an increase in the cemetery's capacity and is setting aside funds in order to do so.

#### 6.44

Fifty-two per cent of respondents to the Residents Survey (1,034 people) indicated that a green burial site was either essential or fairly important (see Appendix 2 Table SF6).

## COMMUNITY OBJECTIVE LMCO 10: CEMETERY PROVISION

The Parish Council will seek to acquire land for cemetery provision and will consider the creation of a green cemetery.

## ADDITIONAL INFORMATION ON COMMUNITY OBJECTIVES FOR VILLAGE SERVICES AND FACILITIES

### COMMUNITY OBJECTIVES UNDERWAY OR COMPLETED

#### 6.45

Prompted by the results of the Residents Survey, the views expressed at Neighbourhood Plan Public Consultations and at the Business Forums, the Parish Council has completed a number of Community

Objectives. As a result of the information gathered in drafting the Long Melford Neighbourhood Plan, the following projects have been undertaken in order to promote the development of the village's services and facilities.

- The Parish Council with the help of grants from BDC has carried out essential improvements to the Village Hall and Old School car parks, both of which are available for use by residents,

visitors and those who work in the village (when not required for specific events at each facility). This work, supported by the Village Hall committee and the Community Association, has added extra parking spaces for shoppers in Hall Street or walkers in the nearby countryside. The Parish Council has also supported improvements made to the Village Hall itself and the addition of four electric car charging points at the Old School car park, the latter via a grant arranged through Suffolk County Council

- Results from the Residents Survey indicated very strong support for enhancing or introducing new public footpaths. The parish circular walks project has now been completed, with sponsorship from local businesses. The walks are as follows:
  - The Woolpatch Walk, 0.5 -1.5 miles;
  - The Mill Walk, 2.5 miles;
  - The Indigo Walk, 3.5 miles;
  - The Nethergate Walk, 5 miles;
  - The Hare Walk, 7 miles.
- There are leaflets with maps and descriptions of the walks available at various village locations including the telephone box in Hall Street that is known as the Walkers’ Hub and at the Country Park. They are also available in telephone boxes by the Hare Pub and in Bridge Street, and can be downloaded at <http://www.longmelford-pc.gov.uk/long-melford-nature-reserves-circular-walks/>  
See Map 6L for an overview of these walks and other public footpaths.
- The Public Realm Study for the village centre that was proposed in the text for the earlier (Regulation 14) Neighbourhood Plan document has, for the present, been deferred. However, the ‘Long Melford in Bloom’ project was

introduced to increase the attractiveness of the village centre and thus increase footfall needed to sustain the shops, public houses and hotels etc.

- The Parish Council has given financial support to both the football and cricket clubs enabling them to improve their sites and facilities.
- The Parish Council has positioned three new public seats in Hall Street, with the assistance of private sponsorship. Two of these seats are alongside Long Melford in Bloom displays. It has also added to the village’s public toilet facilities by making the toilet adjacent to its office on Cordell Road, available for public use.

## OTHER COMMUNITY OBJECTIVES FOR CONSIDERATION BY THE PARISH COUNCIL

### 6.46

The following Community Objectives represent a series of further potential projects that were brought to the attention of the Parish Council during the preparation of the Plan, given the strong support for them expressed by respondents to the Residents Survey. It is not the task of the Plan to test and evaluate them, but they cover important areas and they are presented as a menu for the Parish Council to select priorities. The order in which they are recorded below is not a suggested order of priority.

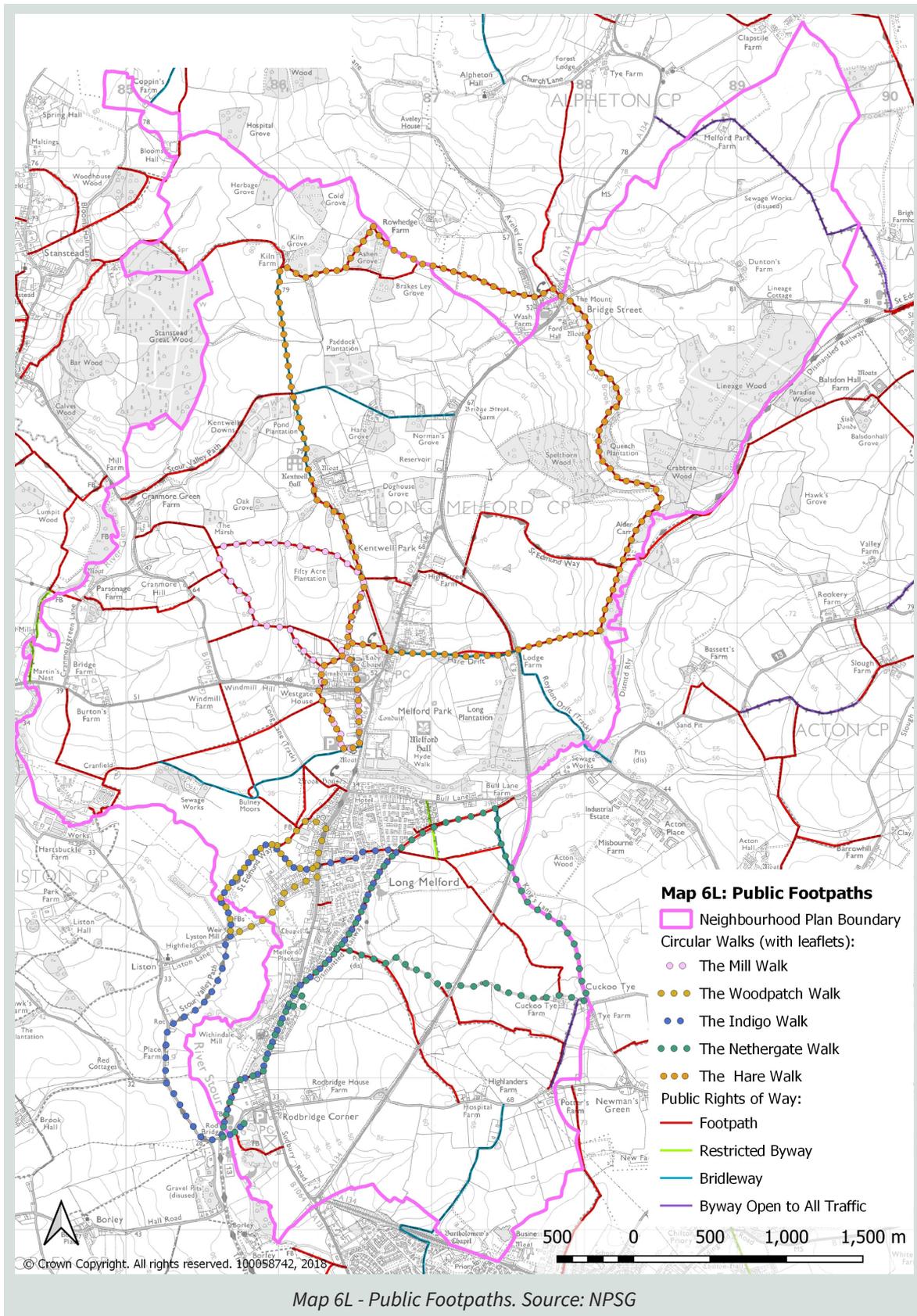
### 6.47

A working group, or separate groups, will be established by the Parish Council to advance these Community Objectives. The progress of this work will be reported regularly at Parish Council meetings, especially when a Community Objective is achieved quickly or if queries arise. All Community Objectives will be formally reviewed with the Parish Council once a year.

“THE PARISH HAS A NETWORK OF FOOTPATHS WHICH SHOULD BE PROTECTED FROM THE IMPACT OF DEVELOPMENT. WHERE POSSIBLE, DEVELOPMENT SHOULD BE SYMPATHETIC TO THESE RIGHTS OF WAY AND SHOULD SEEK TO ESTABLISH LINKS BETWEEN THEM ”

# 6. VILLAGE SERVICES AND FACILITIES

CONTINUED...



- **Recycling Facilities** - There was strong support from respondents to the Residents Survey for the enhancement, preservation or introduction of new recycling facilities. The Parish Council will consider the provision of more widespread public recycling facilities. This will be with the aim of expanding these facilities within the village and beyond the existing relatively central locations in the car parks adjacent to the Old School and the British Legion. Increased and more widespread recycling facilities falls within the spirit of BDC's Core Strategy 2014, Policy CS 15.
- **Improved Recreational Facilities for Teenagers** - The only public facilities for village teenagers are located at Cordell Place where there is a football pitch with goalposts and a teenage 'hang out' pod. Results from the Residents Survey indicated the need to provide more activities for the under-18s. Further

evidence came from the pupils who took part in the two School Project Days (see Appendix 6, Schools Project). Pupils aged 11 to 16, who were Long Melford residents, took part in these sessions and felt provision of equipment and facilities for the younger generations in the village was inadequate.

Given the extent of new development in Long Melford and the paucity of existing facilities, it would seem prudent to anticipate that further youth recreation facilities will be needed to meet BDC's Access Standard for Youth Play Space. The Parish Council will investigate the demand for different types of teenage recreational facilities and possible locations.

- **Additional Sports Facilities** - Suggestions expressed in the Residents Survey as to what sports facilities would be desirable included tennis courts, a badminton court, a basketball court and a bowling green. The Parish Council will investigate the demand for additional sports facilities and where they could be located.





# BUSINESS & TOURISM

## INTRODUCTION

### 7.1

Long Melford has an enviable range of businesses including:

- Hospitality providers - hotels, pubs, a brewery with bar and taproom, restaurants, B&Bs, tea / coffee shops, takeaway outlets, and an ex-servicemen's social club.
- Food outlets – two convenience stores, a butchers, a bakery and a mobile fishmonger.
- Professional services – a veterinary surgery, business and financial services, architects, estate agencies, several building companies and an undertaker.
- Lifestyle outlets – candlemaker, antiques centres, interior lifestyle centre and art galleries.
- Healthcare providers – a GP Surgery, a pharmacy, a physiotherapy and chiropractic clinic, an osteopath, and a dental surgery.
- Post office.
- Beauty and hair salons and barbers.
- Specialist retailers including clothes shops, a rug and carpet centre and a wool shop.
- Several long-established farms within the parish.
- Other businesses include – a bus and taxi company, a garden centre, a clothes repair and alterations shop, a saddlery, an upholsterer, a sign-writer and a charity shop. There are also numerous self-employed businesses operating from homes within the village.

### 7.2

Many of the businesses listed above attract visitors from neighbouring areas and tourists from further afield to the village. In addition, the village's magnificent Holy Trinity Church and two stately homes, Kentwell and Melford Hall (both of which stage a variety of hugely popular events) act as magnets for tourists and locals alike. Visitors to Long Melford can learn more about the village by visiting its Museum & Heritage Centre.

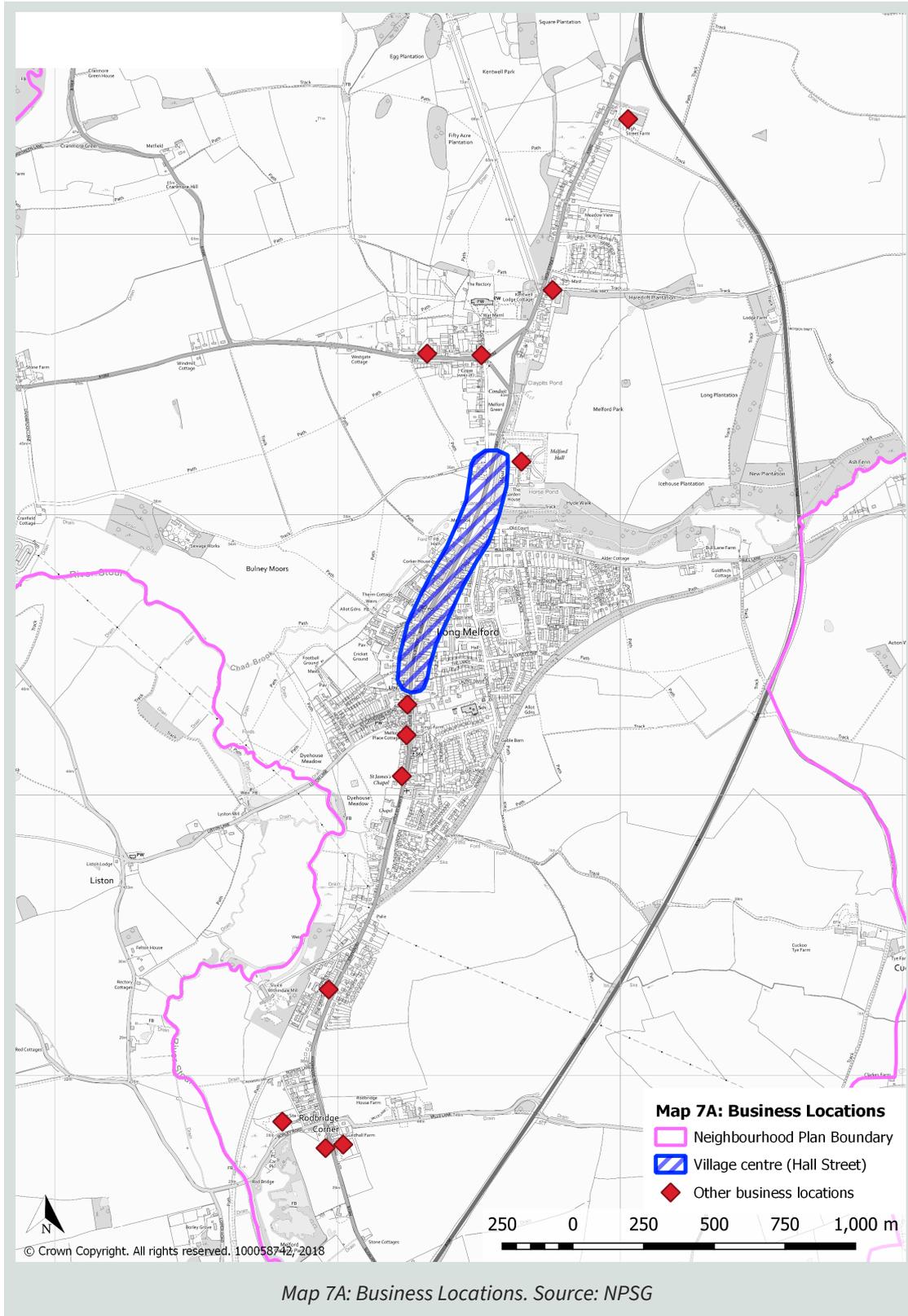
### 7.3

These local businesses, services and facilities form the bulk of the local economy and whilst most can be found in or near the village centre, there are businesses throughout the whole parish including, for example, The Historic Bridge Street Guesthouse in the hamlet of Bridge Street at the northern end of the Plan Area. There is also a trend towards more people working from home, greatly assisted by improvements made to broadband coverage over recent years.

### 7.4

The Neighbourhood Plan Steering Group hosted two business forums in the village, in March and May 2018. These were set up in cooperation with members of the Long Melford Business Association but they were attended by member and non-member businesses. The topics raised and discussed at these forums have made a key contribution to the Policies in this chapter and have also had an impact elsewhere in the Plan. In total, 22 local businesses were represented at those forums. By far the greatest concerns from those who attended related to parking issues and poor signage in the village centre, but the forums also covered change of use of premises and measures to help Long Melford as a primary destination of choice for visitors and tourists. Notes from both Business Forums are shown in Appendix 7.





# ISSUES

## 7.5

There has been encouraging evidence of recent business investment in the parish since the start of the Plan Period:

- The refurbishment of The Black Lion;
- A relocated and larger bakery;
- The conversion of part of The Mill to include bed and breakfast facilities;
- A new butchers to fill the gap left by the retirement of the long-standing Ruse family butchers;
- A substantially re-furbished antique and interior lifestyle centre (with Pullman café);
- At least two new coffee shops;
- A new Indian restaurant;
- There has also been significant expansion and improvements to several existing beauty/hair salons and tea/coffee shops.
- In the south of the village, the arrival of the Nethergate Brewery has provided a welcome boost to the local economy and the company acquired additional land, adjacent to the site, in 2019, enabling investment in its shop, taproom and parking facilities.

## 7.6

Despite this significant inward investment (including the receipt of substantial grant funding at the football club to support a major clubhouse improvement - see Chapter 6 Policy LM 19, list of designated Local Green Spaces), the village has, nevertheless, been affected by several business closures and a number of mainly retail units remaining vacant or proving slow to rent.

## 7.7

Great care is needed with requests for a change of business premises to non-employment or residential use. There is long-term evidence in the parish of retail or business premises switching to residential use, at which point their potential to provide future employment usually ends. Consequently such permission for change of use should not be lightly given.

## 7.8

The local economy clearly stands to benefit from sustainable development and the growth of the village population. However, the impact on village businesses of the trend to online shopping requires care and attention to the village centre, to enhance the visitor experience and to enable Long Melford's businesses to continue attracting support and patronage from residents and visitors alike.

## 7.9

The village, especially in its centre, suffers from frequent traffic congestion and a shortage of parking for residents, visitors and workers. For more detail on parking and traffic issues in the village centre see Chapter 5. Issues with traffic, parking and pedestrian safety detract from the visitor experience in the village centre and thus are likely, over time, to have a negative impact on visitor numbers and the local economy.

## 7.10

Long Melford welcomes the arrival of new businesses but the modern trend towards home working and the change of use of premises, or part-premises, from residential to business use, whether in the village centre or more widely afield in the parish, needs careful attention. A new business in a rural or residential area can have a positive effect in economic terms but also, potentially, a detrimental impact on the rural character of the parish or on the well-being of residents.

## 7.11

Farms are an important part of the local economy. As well as employing 1.4% of the local working population aged 16-74 (2011 Census), they maintain the extensive landscape which provides a unique setting for the village and which includes havens for wildlife and recreational opportunities. The only significant planning issue relating to farming that has arisen thus far in the Plan Period, is the potential allocation of farmland for residential development. This has been considered in Chapter 4.

### POLICY INTENTIONS

#### 7.12

It is the intention of the Policies that follow to promote business and tourism in the parish against a background of sustainable development and population growth. It is important the parish does all it can to retain its existing range of businesses and encourage new businesses to set up. But equally it must mitigate the negative consequences of growth on resident and visitor experiences. The Plan must seek to foster the right environment for businesses, residents and visitors alike. This can be achieved by input to areas such as the flow of traffic, the quality of signs, parking availability, pedestrian safety and maintenance of the historic character and ambiance of the village.

#### 7.13

Noting and accepting the intentions above, these Policies will consider applications for change of use of residential premises to business or mixed use and vice versa.



## POLICIES

### 7.14

The National Planning Policy Framework (NPPF 2021 paragraphs 81 and 82) states that planning policies:

*“should help create the conditions in which businesses can invest, expand and adapt” and*

*“(should...) seek to address potential barriers to investment such as inadequate infrastructure...or a poor environment.”*

### 7.15

NPPF (NPPF 2021 paragraph 8) includes as part of its definition of sustainable development, an economic objective which seeks:

*“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity”*

### 7.16

The same paragraph includes an environmental objective which seeks:

*“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

### 7.17

Census data shows that whilst the overall rate of economic activity among those aged 16-74 in the parish is marginally lower (68.5%) than in Babergh (70.3%) and in England (69.9%), the figures for self-employed in Long Melford are generally higher than in other areas. Among the economically active in the village, 20.5% are self-employed, a higher percentage than in Babergh and England. Of the self-employed, almost 22% employ staff, many of whom are local people. This data shows the importance of the self-employed sector to the village. (Source: Census 2011).

### 7.18

The employed sector is also an extremely important part of the economy of the parish: nearly 70% (those who travel more than 2 kms to their employment) bring income into the parish from jobs held elsewhere. Their ability to travel to a range of jobs by different forms of transport needs to be supported.

### POLICY LM 23: CHANGE OF USE: RESIDENTIAL TO EMPLOYMENT

Applications for residential property to be converted or adapted for employment use, or mixed use, will be considered against all of the following criteria:

- i The public benefit afforded by the proposed use;
- ii The compatibility of the proposed use in a residential area;
- iii Impact on the living conditions of neighbouring occupiers;
- iv Satisfactory parking provision; and
- v The nature and scale of the proposed use including whether there will be direct sales from the premises, hours of operation, the number of staff and visitors, deliveries and collection frequency and type.'

#### JUSTIFICATION FOR POLICY LM 23

##### 7.19

In relation to rural communities, NPPF 2021 paragraph 84 states that planning policies should support a prosperous rural economy through the:

*"...expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings."*

##### 7.20

Where residents work from home, planning permission may not be required. However, if a business operating from home expands over time, consideration of the implications of such growth will be needed, including the possible requirement for planning permission.



## POLICY LM 24: CHANGE OF USE: EMPLOYMENT TO RESIDENTIAL

Planning applications to redevelop or use existing or vacant employment land, sites and premises for non-employment purposes, will be permitted if the applicant can demonstrate that their retention for an appropriate employment use has been fully explored. This may be undertaken in one of the two following ways:

- i By an agreed and sustained marketing campaign, undertaken for a minimum of 6 months, by an independent assessor and at a realistic asking price, on a range of terms and in an appropriate format.
- ii Where agreed in advance, the applicant can demonstrate that the land, site or premises are inherently unsuitable or not viable for all forms of employment related use. Such unsuitability may also be demonstrated by this Plan.

A proposal must not give rise to an amenity conflict with existing or proposed employment uses/activities in the vicinity of the land, site or premises.

It is recognised that there may be an overriding environmental or community benefit from redevelopment to residential use, or change to another business or community use, which outweighs the benefit of the current employment use continuing. When such benefit is relevant, it will be considered when applications are assessed.

### JUSTIFICATION FOR POLICY LM 24

#### 7.21

NPPF 2021 paragraph 84 states that planning policies should enable:

*“the retention.....of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”*





# 8 IMPLEMENTATION OF THE NEIGHBOURHOOD PLAN

## DEVELOPMENT MANAGEMENT

### 8.1

The main purpose of this Plan is to enable the views of Long Melford residents and businesses to be included in decisions over future developments which will be proposed via planning applications to Babergh District Council (BDC).

### 8.2

As an adopted neighbourhood plan, the Long Melford Neighbourhood Plan is now part of BDC's wider Development Plan. The other part is the BDC Plan i.e. the current Core Strategy 2014. This is expected to be replaced by the Babergh and Mid-Suffolk Joint Local Plan.

### 8.3

Applications for planning permission, submitted

to BDC for development in Long Melford, must be decided in accordance with the Development Plan (i.e. the Babergh and Long Melford Plans), unless material planning conditions indicate otherwise. Whilst the Parish Council does not decide planning applications, it is consulted on all applications. Its consultation responses, if they are to be taken seriously by BDC in deciding applications, will also need to be in accordance with the Neighbourhood Plan, unless material planning conditions indicate otherwise.

### 8.4

The benefit of the Neighbourhood Plan is that, whereas previously residents and the Parish Council could only make representations on planning applications/development proposals, they now have a set of policies which will need to be followed by BDC and other decision makers, for example, when planning appeals are considered.

# FUNDING FOR COMMUNITY BENEFIT

## 8.5

Planning law has provided mechanisms whereby developers contribute funds to mitigate the impact of their development (e.g. loss of wildlife habitat, increased congestion). These funds can be applied to expanding the capacity of local infrastructure (e.g. expanding a school, or providing a library). More is expected of larger developments, as their effects or impacts are greater. The two main mechanisms are Community Infrastructure Levy (CIL) and Section 106 agreements.

## 8.6

Section 106 (s.106) agreements, also known as planning obligations, are the older instrument. They are designed to deal with the immediate local effects of a development and are negotiated case by case between the applicant/developer and the local planning authority (BDC). They are used, for example, to secure affordable housing and additional school capacity. Planning obligations may only constitute a reason for granting planning permission, if they meet the following tests. They should be:

- Necessary to make the development acceptable in planning terms.
- Directly related to the development.
- Fairly and reasonably related in scale and kind.

## 8.7

The funds have to be spent in accordance with the terms of the agreement.

## 8.8

So that larger infrastructure investments can be made, s.106 agreements can provide for the funds collected to be pooled with other local contributions. The tests set out above must still be satisfied. However, CIL is designed to deliver larger, strategic infrastructure.

## 8.9

CIL is a levy (a sum of money multiplied per square metre or per dwelling) charged on all new

development in accordance with a tariff adopted by the local planning authority. The funds collected are distributed to different branches of local government for them to spend on an agreed range of infrastructure anywhere in their area. Parish Councils receive 15% of the proceeds if they do not have an adopted Neighbourhood Plan and 25% if they do, as is now the case in Long Melford. The Parish Council can spend the portion allocated to it on its own chosen projects, e.g. better parking or improved footpaths/cycleways. It can also bid for CIL funds from the District and County Councils in a competitive process, i.e. it can bid for part of the substantial element of CIL not allocated to Parish Councils.

## 8.10

The Parish Council has prepared a Parish Infrastructure Investment Plan (PiIP), in order to prioritise the infrastructure needs of the parish and to enable the parish to bid effectively for funds. The Neighbourhood Plan contributes to this prioritising process.

# REVIEW

## 8.11

The Parish Council will review, at regular intervals, the Policies and Community Objectives laid out in this Plan, in order to check whether they are being applied as intended, whether it takes account of circumstances that may have changed since its adoption and whether overall the Plan is as effective as intended.

## 8.12

It is also understood that the new Joint Local Plan might require a review of the Long Melford Neighbourhood Plan to make sure it is still compliant with any new strategic policies.

## 8.13

It is possible that the Neighbourhood Plan will be reviewed at other times because of changes to relevant local policies, national policies and legislation. It is accepted that the Plan will have changes made to it during its life. There should not be an expectation that it will be rigidly adhered to, without change, for that period. It must be remembered that the overall objective of the Plan is to assist and support future development, not to debar it.