

# Elmswell Neighbourhood Plan

## Public Consultation Spring 2022





A Neighbourhood Plan is a way of helping local communities to positively influence the planning of the area in which they live and work. It means you can:

- have a say where new developments should be built and what they should look like
- make sure there are enough community facilities for current and future residents
- protect the local character and landscape, including important green spaces

Neighbourhood Plans form part of the statutory development plan, and this means that, when complete, the District Council must take the Plan into account when deciding planning applications.

### Background to the Neighbourhood Plan

In 2013 Elmswell Parish Council took the decision to prepare a Neighbourhood Plan to cover the whole parish. Since then, the preparation of the Plan has stalled, primarily due to the volume of planning applications for major housing development in the parish that redirected the focus of the Parish Council into responding to the proposals. In 2015 Mid Suffolk District Council announced the commencement of the preparation of a new Joint Local Plan for Babergh and Mid Suffolk. The likely impact of the Joint Local Plan on Elmswell was a further matter that caused some slowing down of the Neighbourhood Plan production. Consequently, the decision has been taken to limit the content of the Plan to that which would provide a layer of local detail to supplement the higher-level national and local plan policies.

### The Draft Neighbourhood Plan

We've now reached a major milestone with the consultation on the Draft Plan. Consultation runs for **8 weeks until Friday 1 July**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes. The leaflet contains the details of all the policies and the final page of this leaflet provides a comments form and details of how you can submit your comments.

**It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan content.**

The Neighbourhood Plan itself can be viewed on the Parish Council website at <http://elmswell.suffolk.cloud/> and paper copies of the Plan can be viewed at the Parish Clerk's Office, Blackbourne. The Wesley, Elmswell Library and the Elmswell Tavern.

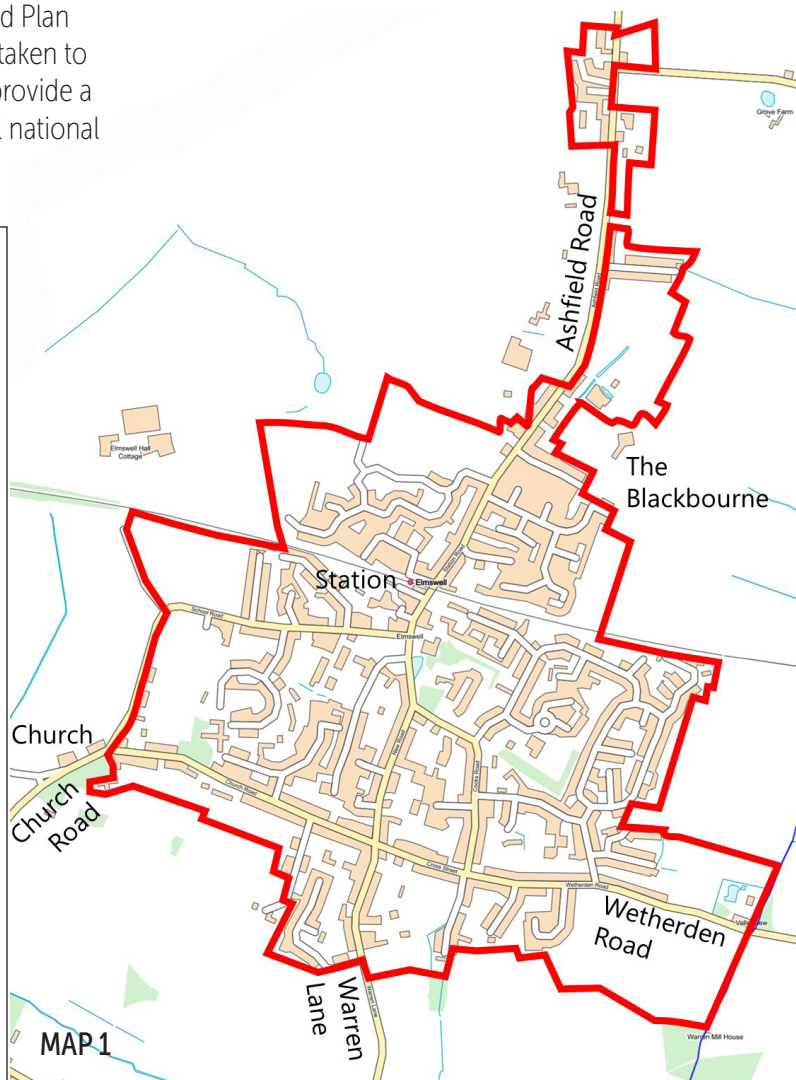
## PLAN CONTENT

The Neighbourhood Plan covers the following policy matters:

1. Planning Strategy and Settlement Boundaries
2. Landscape Character and Views
3. Local Green Spaces
4. Sport and Recreation Facilities
5. Employment Sites

### Planning Strategy and Settlement Boundaries

Local plan documents generally define "settlement boundaries" around the main built-up area of a village such as Elmswell. In general terms, new development will be supported within a settlement boundary whereas outside them, development is only allowed in certain circumstances. The delayed progression of the Joint Local Plan means that the Settlement Boundary for Elmswell will be that defined in the 1998 Mid Suffolk Local Plan until such a time as it is superseded by a new local plan or this Neighbourhood Plan.





We've decided to bring the Settlement Boundary up-to-date and reflect the situation on the ground, rather than wait for the Mid Suffolk Local Plan to be complete. Redefining the Settlement Boundary will not be opening the way for further extensive development in the village, but it will help to provide certainty when any planning applications for come forward. A new Settlement Boundary for Elmswell is defined on **map 1**. It follows that defined in the emerging Joint Local Plan but also takes account of recent planning permissions, which the Neighbourhood Plan can't overturn.

## Policy ELM 1 - Planning Strategy

The Neighbourhood Area will accommodate development commensurate with its designation as a Key Service Centre in the Mid Suffolk Core Strategy and Core Village in the Joint Babergh Mid Suffolk Local Plan.

The focus for new development will be within the Settlement Boundaries, as defined on the Policies Map [and map 1 of this leaflet], where the principle of development is accepted.

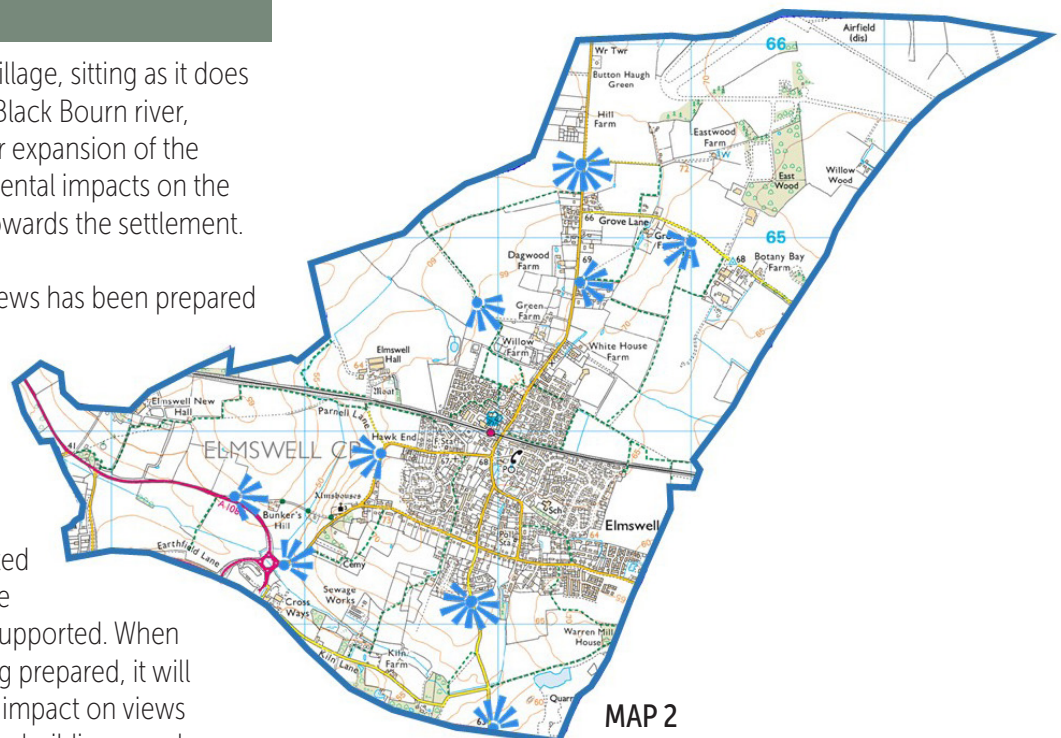
Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and district level strategic policies.



## Landscape Character and Views

Given the landscape setting of the village, sitting as it does on high ground above the A14 and Black Bourn river, there is a real danger that the further expansion of the village could have significant detrimental impacts on the surrounding landscape and views towards the settlement.

A separate Appraisal of Important Views has been prepared to identify key views from public places (roads or public rights of way) into the built-up area of the village. These key views are identified on **map 2**. Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of Elmswell and will not be supported. When proposals for development are being prepared, it will be necessary to take account of the impact on views and demonstrate how proposed new buildings can be satisfactorily accommodated within the landscape.



## Policy ELM 2 - Protection of Important Views

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside are identified on the Policies Map [and map 2 of this leaflet]. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Views.

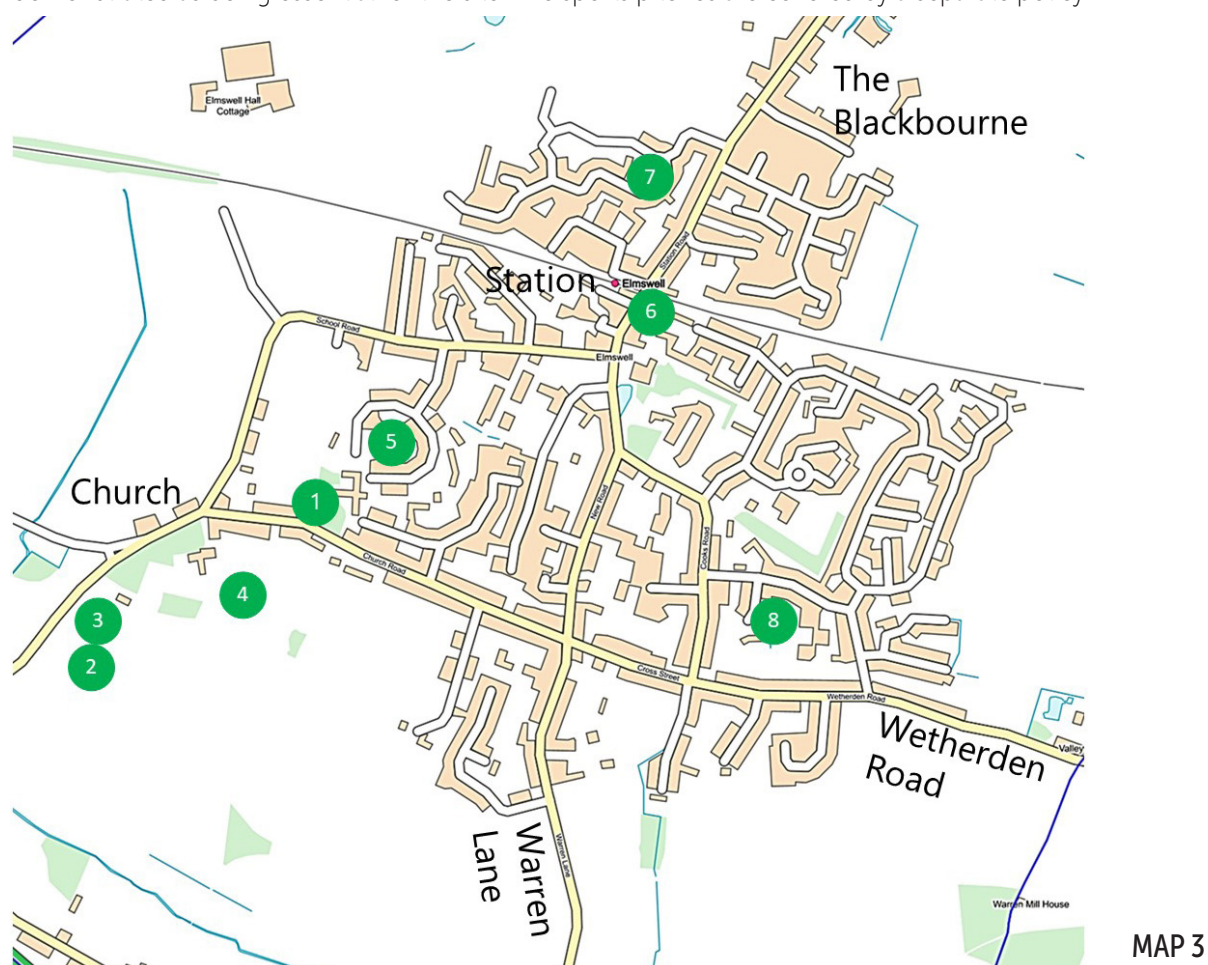


## Green Spaces

There are a number of important open areas within the village that make important contributions to the character and setting of the built environment. The Neighbourhood Plan is able to protect these as Local Green Spaces where they are:

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

A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria. The spaces that meet the criteria are identified in Policy ELM3. The identification of these spaces as Local Green Space means that development is restricted to that which must be demonstrated as being essential for the site. The sports pitches are covered by a separate policy.



### Policy ELM 3 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map [and map 3 of this leaflet].

1. open space south and west of Hanover Court
2. allotments, Church Hill
3. Cemetery, Church Hill
4. Lukeswood, Church Road
5. amenity open spaces, Pightle Close
6. Crown Mill play area
7. Hall Lane play area
8. playing field off Thedwastre Close



## Sports and Recreation Facilities

Elmswell is especially fortunate to have high quality sports and recreation facilities focused, primarily, at the Blackbourne which is managed on behalf of the Parish Council by the Blackbourne & Wesley Management Association.

It is therefore essential that these facilities are maintained and, when necessary, improved to support healthy lifestyles in future years. The Neighbourhood Plan seeks to protect sport and recreation facilities from being lost, unless an equally good or better recreational facility is provided in an equally accessible location in the village or where it can satisfactorily be demonstrated that the facility is surplus to requirement when assessed against the District Council's adopted standards for that type of facility / pitch and the loss would not result in a shortfall.

### Policy ELM 4 – Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan.

Development which will result in the loss of existing sport or recreation open space or facilities, as identified on the Policies Map, will not be allowed unless:

- i. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a shortfall during the plan period; or
- ii. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.

Proposals which give rise to intrusive floodlighting will not be permitted.



## Employment and Business Sites

Elmswell plays an important role in providing employment opportunities for residents and the local area. While a number of individual businesses operate across the parish, the main concentration of business premises can be found at the Station Road Industrial Estate and at Grove Lane Industrial Estate. Changes at these and other employment locations will generally be acceptable provided that such proposals do not result in a detrimental impact on the local landscape (including identified important views), designated heritage assets, residential amenity (including resulting from noise, light and air pollution, loss of privacy and overlooking) and existing highways.

### Policy ELM 5 - Employment Sites

The retention and development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character (including important views identified on the Policies Map), designated heritage assets, residential amenity (including noise, light and air pollution, loss of privacy and overlooking) and the existing highway network.



Proposals for non-employment or business uses which require planning consent and that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:

- i. evidence can be provided that genuine attempts have been made to sell/let the site/premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;
- ii. the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and

- permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- iii. an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
  - iv. it is for an employment related support facility, such as employment training/education or workplace crèche;
  - v. an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

---

### How to view the full Neighbourhood Plan and comment

The full version of the Plan is available to download from the Parish Council website <http://elmswell.suffolk.cloud/> where an online comments form will also be available to complete. If you don't have access to the internet, paper copies can be viewed at the Parish Clerk's Office, Blackbourne and Wesley, Elmswell Library and the Elmswell Tavern.

### How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

The above venues and contacts will also have printed response forms which you can complete and leave in the post boxes provided or post back to the Parish Council. We want your comments, even if you support everything in the Plan.

## COMMENTS MUST BE RECEIVED BY 1 JULY - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

### CONSULTATION RESPONSE FORM

We would prefer receiving responses via the online feedback form at <https://www.smartsurvey.co.uk/s/ElmswellNP/> as it will make the task of collating views much easier. However, if this is not possible, please complete this form.

Further copies of this form can be downloaded from the Parish Council website <http://elmswell.suffolk.cloud/> or you can request one to be delivered to your house by emailing [clerk@elmswellpc.co.uk](mailto:clerk@elmswellpc.co.uk) or phoning **01359 244134** and leaving a message.

If you can't complete the form online, you can drop off your completed form at the Parish Council office at The Council Office, Blackbourne, or in the comments boxes at the Library, or The Wesley.

**Data Protection Notice:** All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).

**Please note:** All comments received will be made publicly available and will be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.







|   |     |  |    |  |            |  |
|---|-----|--|----|--|------------|--|
| 1. Do you support Policy ELM 1 – Spatial Strategy?                            | YES |  | NO |  | No opinion |  |
| If No, please state what changes you would like                               |     |  |    |  |            |  |
| 2. Do you support Policy ELM 2 - Protection of Important Views?               | YES |  | NO |  | No opinion |  |
| If No, please state what changes you would like                               |     |  |    |  |            |  |
| 3. Do you support Policy ELM 3 – Local Green Spaces?                          | YES |  | NO |  | No opinion |  |
| If No, please state what changes you would like                               |     |  |    |  |            |  |
| 4. Do you support Policy ELM 4 – Open Space, Sport and Recreation Facilities? | YES |  | NO |  | No opinion |  |
| If No, please state what changes you would like                               |     |  |    |  |            |  |
| 5. Do you support Policy ELM 5 - Employment Sites                             | YES |  | NO |  | No opinion |  |
| If No, please state what changes you would like                               |     |  |    |  |            |  |
| 6. Do you have any additional comments on the Draft Neighbourhood Plan?       | YES |  | NO |  |            |  |
| Comments  |     |  |    |  |            |  |

|  |  |
|--|--|
| Name   |  |
| Address (optional)   |  |
| Organisation you're officially representing (where applicable) |  |
| Email (optional)   |  |

|  |  |                              |                             |
|--|--|------------------------------|-----------------------------|
| <b>Would you like to be notified when the Parish Council submits the Plan to Mid Suffolk District Council?</b><br>(if yes, please provide either address or email address above)                           |  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| <b>Would you be willing to have your contact details shared with Mid Suffolk District Council for the sole purpose of enabling that Council to keep you informed of further consultations on the Plan?</b> |  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| Data will be processed by Mid Suffolk District Council in accordance with their information security policies and Privacy Notice (available on their website).   |  |                              |                             |



# Elmswell Neighbourhood Plan

**Your chance to shape our future**

