

MAXIMUM SIZE OF RESIDENTIAL SCHEMES

Note to Parish Councillors

On the one hand, Babergh District Council and Lavenham Community Land Trust have raised concerns about our proposed strongly preferred maximum size of 12 units in residential development schemes.

On the other hand, many residents have expressed the view that there should be no more residential development schemes. Even though a neighbourhood plan formulated on that basis would most be modified by the plan's examiner to meet the basic conditions, we need to acknowledge the local strength of feeling on this matter.

I've been asked to evidence and, if possible, to quantify my statement above that: *many residents have expressed the view that there should be no more residential development schemes.*

From an analysis of responses to the 2021 residents' questionnaire on our website, there is the following:

Q5. Do you agree or disagree that we should be concerned about the amount of recent housing development in Lavenham?

- *Roundly, five out of six respondents either strongly agreed or agreed (84%) that they were concerned about the amount of recent housing development in Lavenham.*
- *Lavenham respondents who either strongly disagreed or disagreed with this view (16%) represented about one in six of views expressed.*

Please see as well below a selection of the feedback from residents, given as part of their responses to our 2021 questionnaire:

- There has been too much development in Lavenham, spoiling its character
- It needs to stop now, enough is enough if we need affordable housing then the whole development needs to be just that. Otherwise it's just an excuse for new build with a small percentage of "affordable housing"
- New housing developments out of character with the village, and infrastructure not able to cope with a larger population
- We do not need any more housing otherwise the unique character of the village will be lost.
- We have reached our housing quota - no more on greenfield sites
- We do not want the village to expand in size through more housing
- Too many new houses without improvements in the infrastructure don't want the new builds to take over the existing population
- The new housing is cramped and does not enhance the village environment
- I don't believe that Lavenham residents should be allowed to build modern structures, including affordable housing units
- Small developments should not be defined as 24 homes - that is not small in context of village.
- Recent development has been poor anywhere housing. Its not been that affordable either. 24 homes is not a 'small' development. Why 24?
- We don't need further development spoiling historic Lavenham
- We don't need further development spoiling historic Lavenham
- There is an excessive amount of new development in the village without the infrastructure to support it
- There has been enough new building in Lavenham to date. If it continues it will end up like Great Cornard !
- There is no need for any more new houses.

- You are destroying a beautiful medieval village. Recent housing developments- materials are a poor pastiche weakening overall visual character of the village
- Lavenham is becoming too overdeveloped with new poorly designed housing.
- Too much development already this has already degraded the Village
- Further development should be severely restricted
- We should have a five year moratorium on new buildings.
- The new houses are mostly very boring unimaginative, and such that could be found anywhere.
- Disagree re Small developments means no need for further development, plenty of houses in Lavenham.
- Stop developers building poorly designed houses
- It needs to stop now.
- There must come a point where development has to stop in what still remains a small village.
- Lavenham is in danger of becoming overwhelmed by new developments
- We don't need anymore.
- In my opinion we have enough new developments and do not think we need anymore
- No more developments
- There should be no more estates
- Too much new housing, risks village growing to a size not in keeping with Lavenham's history and character
- I feel we have enough with the amount of development already agreed.
- Developments should be restricted to small sites
- Do not proceed with additional housing developments. We do not want additional houses.
- The parish has already met and exceeded its housing requirements and continued development with exacerbate infrastructure issues
- We have enough smaller houses for our needs
- Too many new houses.
- No more new build for 10 years, destroying green land and pressures on infrastructure

And, at our 17/01/23 'Drop in' Session:

- 33% of those residents whose comments we recorded told us that they did not want further development.
- Another 13% of residents did not want further development on greenfield sites.
- 13% wanted new single storey homes to be built.
- The remaining residents who commented did not mention housing.

We don't accept an argument made to us that small schemes are never viable. Lavenham already has several relatively recently completed small schemes: Weavers Close, Mortlocks, Deacons Close, White Gates. There is also a current planning application to build six houses on Bury Road.

We understand as well that there are several small schemes (for between five and 12 units) being worked on in neighbouring villages. And Hastoe Housing, in collaboration with Southwold Town Council, is currently consulting residents about a 13-unit affordable homes development on the town's former Fire Station site.

In addition, our arguments in favour of 12 units are persuasively set out in LNP2 paragraphs 7.1.2 and 7.1.3.

Roy Mawford
Chair, LNP Revision Group
 23 April 2023