



Lavenham NP Revision

Meeting with LPC
6th January 2022

AGENDA: Private Informal Briefing

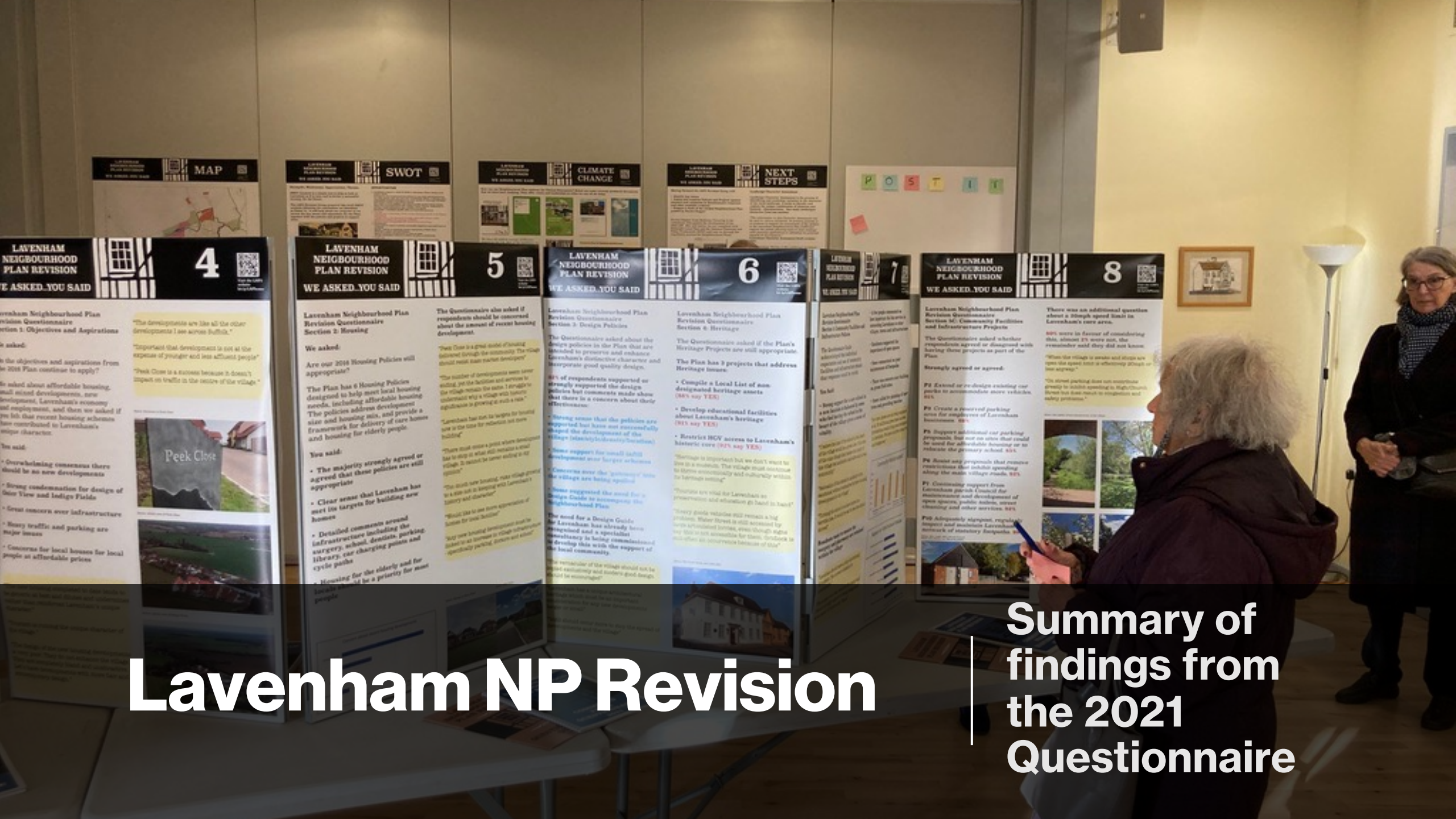
6th January 2022

- **Introductions** – Iain Lamont and Roy Mawford (5 minutes)
- **Summary of Questionnaire Findings** – James Soane (15 minutes)
- **Discussion** – All (15 minutes)
- **Draft Framework for Revised LNP** – Roy Mawford (15 minutes)
- **Discussion** – All (15 minutes)
- **Next Steps: Milestones** – Roy Mawford (10 minutes)
- **Brief Discussion and Closing Remarks** – All (10 minutes)



Introductions

Iain Lamont
Roy Mawford



LAVENHAM NEIGHBOURHOOD PLAN REVISION
SECTION 1: OBJECTIVES AND ASPIRATIONS
WE ASKED YOU SAID

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Lavenham Neighbourhood Plan Revision Questionnaire Section 1: Objectives and Aspirations

WE ASKED YOU SAID

The development are like all the other developments I see across Suffolk.

"Important that development is not at the expense of younger and less affluent people"

"Peek Close is a nuisance because it doesn't impact on traffic in the centre of the village"

The objectives and aspirations from the 2016 Plan continue to apply.

We asked about affordable housing, small mixed developments, new development, Lavenham's economy and employment, and then we asked if felt that recent housing schemes had contributed to Lavenham's unique character.

You said:

- Overwhelming consensus there should be no new developments
- Strong condemnation for design of Deer View and Lodge Fields
- Great concerns over infrastructure
- Heavy traffic and parking are major issues
- Concerns for local houses for local people at affordable prices

Peek Close

LAVENHAM NEIGHBOURHOOD PLAN REVISION
SECTION 2: HOUSING
WE ASKED YOU SAID

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Lavenham Neighbourhood Plan Revision Questionnaire Section 2: Housing

WE ASKED YOU SAID

Are our 2016 Housing Policies still appropriate?

The Plan has 6 Housing Policies designed to help meet local housing needs, including affordable housing. The policies address development size and housing mix, and provide a framework for delivery of care homes and housing for elderly people.

You said:

- The majority strongly agreed or agreed that these policies are still appropriate
- Clear sense that Lavenham has met its targets for building new homes
- Detailed concerns around the infrastructure including the surgery, school, dentist, parking, library, car charging points and cycle paths
- Housing for the elderly and for people with disabilities should be a priority for the next 5 years

LAVENHAM NEIGHBOURHOOD PLAN REVISION
SECTION 3: DESIGN POLICIES
WE ASKED YOU SAID

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Lavenham Neighbourhood Plan Revision Questionnaire Section 3: Design Policies

WE ASKED YOU SAID

The Questionnaire asked about the design policies in the Plan that are intended to preserve and enhance Lavenham's distinctive character and incorporate good quality design.

85% of respondents supported or strongly supported the design policies but comments made show that there is a concern about their effectiveness.

- Strong sense that the policies are supported but have not successfully shaped the development of the village (identity/industry/location)
- Some support for small scale development over larger schemes
- Comments over the 'gateway' into the village are being agreed
- Some suggested the need for a Design Guide to accompany the Neighbourhood Plan

The need for a Design Guide for Lavenham has already been recognised and a specialist consultancy is being commissioned to develop this with the support of the local community.

The remainder of the village should not be developed extensively and better good design should be encouraged.

LAVENHAM NEIGHBOURHOOD PLAN REVISION
SECTION 4: HERITAGE
WE ASKED YOU SAID

POST IT

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Lavenham Neighbourhood Plan Revision Questionnaire Section 4: Heritage

WE ASKED YOU SAID

The Questionnaire asked if the Plan's Heritage Projects are still appropriate. The Plan has 3 projects that address Heritage Issues:

- Compile a Local List of non-designated heritage assets (85% say YES)
- Develop educational facilities about Lavenham's heritage (81% say YES)
- Restrict HGV access to Lavenham's historic core (92% say YES)

"Heritage is important but we don't want to live in a museum. The village that matters to us is the one that is still accessible to us."

"Restrictions are vital for Lavenham as preservation and education go hand in hand"

"Heavy goods vehicles still remain a big problem. Water Street is still accessed by heavy commercial traffic, even though signs are in place to restrict them. Councils in other areas are successful because of this"

There was an additional question about a through road link to Lavenham's core area.

80% were in favour of considering this, almost 2% were not, the remainder said they did not know.

"When the village is made and things are open that appear most effectively through or over the village"

"The street parking does not contribute directly to inhibit spending in High Church Street but does result in congestion and safety problems"

PE Extend or re-design existing car parks to accommodate more vehicles. 61%

PF Create a reserved parking area for employees of Lavenham businesses. 68%

PI Support additional car parking proposals, but not on sites that could be used for affordable housing or to relocate the primary school. 63%

PH Restrict any proposals that remove restrictions that inhibit spending along the main village roads. 72%

PI Continuing support from Lavenham parish Council for maintenance and development of open spaces, public toilets, street cleaning and other services. 93%

PII Adequately signpost, regulate, inspect and maintain Lavenham network of statutory footpaths. 81%

Lavenham NP Revision

Summary of findings from the 2021 Questionnaire

**LAVENHAM
NEIGHBOURHOOD
PLAN REVISION**



**QUESTIONNAIRE
GUIDE**

July 2021

**LAVENHAM
NEIGHBOURHOOD
PLAN
REVISION 2021**



**PLEASE RETURN
YOUR ANSWERS
BY 10TH AUGUST**

**LAVENHAM
NEIGHBOURHOOD
PLAN REVISION**



**COMMENTS
FROM
QUESTIONNAIRE
2021**

**The
Neighbourhood
Plan, 2016
overall
approach: Has
it been good for
Lavenham?**

Has the plan been good for Lavenham? (Yes say 77%)

The priority of sustainable development been good (Yes say 78%)

The priority of preserving the village's unique character (Yes say 95%)

Key Messages from Lavenham residents on the 2016 Neighbourhood Plan.

"Enough is enough. Please do not ruin this wonderful village with any more development."

"How do you define Lavenham's unique character? The character is changing all the time."

"Lavenham is no longer a village, more of a busy town"

"Climate change is real and we need to prepare for disruptive events (weather/flooding/food/migration etc)"

"The 2016 Neighbourhood plan has been invaluable. The revised plan should strengthen design and enhance the heritage aspects."

"It's difficult to please everyone however residents like to live here because it is a thriving village and we must not forget that."

"The people who first had the idea for a Neighbourhood should be applauded as you only have to look as far as Long Melford to see what can happen without it as the developments there show."

Climate Emergency

Both Babergh DC and Suffolk CC have recognised that we are in a climate emergency and our the plan needs to reflect this.

“We lack attractive, high spec houses built to C21st ecological standards”

“Look at causes of flooding in Lower Road and seek to mitigate them”

“New houses need to be highly insulated. Up to date heating systems that will endure climate change. Most houses around are cold in winter and hot in summer.”

Developer -led Housing

The overwhelming sentiment from this survey is that there has been more than enough development in and around the village, and that it is mostly poor quality. 84% of respondents are concerned about recent housing developments.

“The Plans great weakness is that it does not set a housing target. Its set of principles allows developers a tick box exercise to push an indefinite number of 24 unit developments without regard for the cumulative impact they have.”

“The developments are like all the other developments I see across Suffolk.”

Stop!

"The village should resist mass market developers"

"Small developments should not be defined as 24 homes"

"Stop developers building poorly designed houses"

"No more developments"

"What do people want ? A town or a village ? You can't have both!"

"Developments should be restricted to small sites"

"The parish has already met and exceeded its housing requirements"

Affordable Housing

Many respondents expressed concern over the under provision of affordable housing. There are various interpretations of what constitutes affordable housing and how 'local needs' are assessed.

"Lavenham is being ruined by so called affordable housing"

"Local people cannot afford Lavenham"

"Affordable housing in the village should only be built in a sympathetic style of the village - too many cheap looking tacky houses detracts from the beauty of the village"

Second Homes

There was criticism of second home ownership and the effect it has on the community. Some feel it means there are no affordable homes for sale.

“There are also too few houses to rent because of second homes and holiday lets”

Nature and the Environment

Many commented on the importance of Lavenham's setting in the countryside and the value of our green infrastructure.

“Other aspects of the village should also be more widely used and supported such as “Lavenham Woodland Project and greening the environment”

Traffic and parking



Most respondents have a serious concern over traffic and parking provision the village. While there are clearly issues around heavy traffic and Water Street, there are associated issues around visitor and employee parking as well as the impact of tourism.



“Electric charging will place a great strain on the existing electricity supply and will require a significant infrastructure investment.”



“Parking stress is a big issue.”

Heritage

“Most developments do not reflect Lavenham’s historic heritage nor are they suitable for local people”

“You are destroying a beautiful medieval village”

“Remember & preserve Lavenham's distinctive setting within Suffolk landscape”

“Strongly feel traffic plans, cycling routes and street furniture should enhance heritage”

“Local heritage is an extremely valuable educational tool and must never be overlooked”

Architectural style / character

There is a healthy divergence of opinion from championing modern design to prescribing Tudor design.

"All new buildings should be built in traditional style"

"Let us build houses of quality but modern design. Don't attempt old-worldly imitation"

"I don't think we should be scared of innovative and modern designs as long as the quality is good."

Tourism

There is a tension between recognising the benefits that tourism brings and the issues that occur with traffic and increased footfall.

“It seems tourists attract greater priority than residents”

“Tourists are vital for Lavenham so preservation and education go hand in hand.”

“Businesses rely on tourists and visitors to survive”

Demographics

There is a clear tension between those who support more housing for the elderly and those who believe this is at the expense of providing family houses. Some feel it is fine that the village has an older demographic, while others think not enough is being done to attract young families.

“Most retired people live amongst young neighbours quite happily.”

“Strongly agree that housing should be available for young families and the elderly.”

New School, if so use of old School?

Many respondents favour a new school and have expressed an opinion on turning the school into retirement homes.

“The re-siting of the Primary School could produce an undesirable result”

“Turning the school to a care home is a terrible idea. It would be sad to see the school moved”

“Primary school is too small (and land locked) for current need”

Professionalism

There is speculation around who designs the housing schemes.

“Please can designers and architects consider the unique medieval nature of the village.”

“There needs to be a more professional approach to planning and traffic management.”

Doctors Surgery

Respondents are dismayed by the service offered by the surgery and would like assurances it will service the community.

“The surgery is a vital resource for many and I would strongly support it being designated as an Asset of Community Value.”

“Unfortunately the Lavenham Health Care Facility is dysfunctional and not fit for purpose.”

Covid

While there were few questions relating to Covid, it has clearly had a major impact not just on Lavenham, but globally.

“The pandemic has shown that we need to do everything we can to protect the paths and green spaces we have, especially for local use”

“Do not know what we would have done without them (local retailers) during the Pandemic”

“We should respond positively to changes to the world of work induced by Covid19, by encouraging the development of premises for rent by small businesses/start-ups.”

“Lavenham remains highly reliant on tourism but the pandemic shows that this can be switched off - we should try and diversify the type of businesses in the village and look for government and local council funding to support this.”

Retail

Many took the opportunity to celebrate the retail offer in the village though some felt it was geared towards tourism.

“It is a joy to live somewhere where shopping and eating out is such a pleasant experience”

“Lavenham food stores are too expensive for anything other than minor items.”

“The majority of the shops in Lavenham are for visitors.”

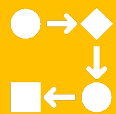
Efficacy of the plan



Many have pointed out that the plan has not delivered what it purported to, which is understood as a development control mechanism and as a means to ensure quality.



“The design quality controls have to date failed to deliver the quality they espouse. The policies / controls need to be more rigorous.”



“It would be interesting to know if it has been effective? There have been a lot of poor developments over the past 5-10 years and more in the pipeline. Why?”

Business comments

“In this era of physical limitation, electronic communication is imperative”

“Lavenham has always been very supportive of its tourism industry”

“Limiting heavy haulage will limit the supply chain to the village”

“We need to be much more prepared for climate change”

“Parking is a huge problem for my business”

“We welcome flexibility from the government in Retail Class E”

Planners Comments

The current plan is well considered and sensible

The plan has been effective and is consulted

The plan has prevented poor development

Small integrated developments are welcome over larger ones

Support for a Design Guide

LPC do not always quote the NP policies

Site allocations are important

“The NP needs to take local people with it through continuous consultation and champion people and organisations who want to improve the village not just make money from it.”

**LAVENHAM
DECLARES A
CLIMATE
EMERGENCY**



**LOOKING AFTER
OUR VILLAGE
FOR THE NEXT
500 YEARS**



Summary of findings from the 2021 Questionnaire

Discussion
ALL



Lavenham NP Revision

**Draft
Framework for
Revised LNP
Roy Mawford**

16 OBJECTIVES COVERING 4 THEMES:

- I. **Climate Change** (Lavenham to respond with efficiency at local level to climate change emergency)
- II. **A Thriving, Resilient and Balanced Community** (Lavenham NP 2016 Key Issue – still important)
- III. **Protecting Our Heritage and Landscape** (Lavenham NP 2016 Key Issue – still important)
- IV. **Managing Movement and Parking in the Public Realm** (Important New Issue – arising from Lavenham NP Revision 2021 Questionnaire)

OBJECTIVES: Climate Change (1 of 4) (Lavenham to respond with efficiency at local level to climate change emergency)

- 1. All new build to meet rigorous energy efficiency standards and to achieve low carbon heating – so as to minimise carbon emissions**
 - a. Strongly encourage residential builds to achieve Government’s zero carbon homes standard
 - b. All developments to incorporate climate change adaption/mitigation measures
 - c. All development proposals to be assessed for their impact on climate change

- 2. Lavenham to be a beacon for upgrading existing buildings**
 - a. *Historic buildings:* Support planning applications to improve environmental performance and residential amenity, while also safeguarding heritage characteristics
 - b. *Non-historic buildings:* Support projects to upgrade existing building fabric

OBJECTIVES: Climate Change (2 of 4) (Lavenham to respond with efficiency at local level to climate change emergency)

3. To support new renewable energy infrastructure in Lavenham

Adopt a positive policy stance on renewables infrastructure (including wind turbines and solar panels) that does not impact adversely on landscape character or heritage assets

4. To minimise, and improve our ability to deal with, flood events

- a. Work with landowners and other stakeholders to minimise flood risk, by protecting and improving the resilience of 'green' flood avoidance infrastructure
- b. Promote, and adapt policies to encourage, sustainable drainage systems in new builds and existing developments

OBJECTIVES: Climate Change (3 of 4) (Lavenham to respond with efficiency at local level to climate change emergency)

5. To improve our ability to cope with, and to mitigate the effects of, future extreme weather events

Identify and plan the provision of essential infrastructure needed to cope with extreme weather events (including 'green' infrastructure such as tree planting, to provide shading against extreme heat)

6. To strengthen and extend Lavenham's biodiversity networks

- a. Recognise value of Lavenham Wood and protect accordingly
- b. Identify other biodiversity assets (river corridor, hedgerows, trees)
- c. Seek to address problem areas (such as Lavenham Brook)

OBJECTIVES: Climate Change (4 of 4) (Lavenham to respond with efficiency at local level to climate change emergency)

7. To develop infrastructure that helps our residents, workers and visitors to lower their carbon footprints

- a. Support development of a 'flexible office space hub', to enable local people from Lavenham and hinterland villages to take advantage of flexible work patterns
- b. New housing developments to be designed to include 'home office' use, so as to accommodate flexible work patterns
- c. Encourage adequate provision of electric charging facilities for motorised vehicles
- d. Support in principle infrastructure that improves virtual communications, thereby reducing the need for travelling to communicate

OBJECTIVES: A Thriving, Resilient and Balanced Community (1 of 2)

- 8. All changes to our housing stock to contribute towards making our community more resilient and balanced**
 - a. Adopt a positive policy stance towards housing in sustainable locations and where it meets local needs – in terms of affordability, size and tenure
 - b. Support the work of Lavenham Community Land Trust

- 9. To safeguard and improve our open spaces and opportunities for outdoor recreation activities**
 - a. Protect our valued open spaces, and seek improvements where needed
 - b. Protect and enhance our rural routes, for all to enjoy

OBJECTIVES: A Thriving, Resilient and Balanced Community (2 of 2)

- 10. Our 'Core Village' Hub of shops, services and community infrastructure to continue to meet user needs – of local residents, workers and visitors, and of users from our hinterland villages**
 - a. Support in principle development proposals and initiatives that help to sustain our shops, services and community infrastructure, and ensure their continued success
 - b. Recognise the value of our Retail Core, and protect it accordingly

- 11. To continue encouraging tourism related employment, alongside jobs in other sectors, and working from home or close to home**
 - a. Continue helping tourism to thrive, and to provide local employment
 - b. Also adopt a positive policy stance towards local jobs in other sectors
 - c. Support developments that provide options for working from, or close to, home

OBJECTIVES: Protecting our Heritage and Landscape (1 of 2)

12. To protect Lavenham's heritage and special landscape characteristics, for future generations to treasure and enjoy

- a. Conserve and enhance our Historic Core
- b. Compile a list of non-designated heritage assets, in order similarly to conserve and enhance these assets
- c. Retain the existing landscape character, which contributes significantly to the setting of our Historic Core, and take opportunities to strengthen landscape quality

13. To respect, and strengthen, the distinctiveness and sense of arrival at our village gateways

- a. Identify and set criteria for village gateways, making use of our (emerging) Lavenham Design Guide and our Lavenham Landscape Character Assessment

OBJECTIVES: Protecting our Heritage and Landscape (2 of 2)

- 14. All developments to contribute to Lavenham's distinctiveness, to respect the existing built form, and to deliver high quality design**
 - a. Developments to be design-led, and to respond sensitively and appropriately to site and village characteristics
 - b. Adopt a negative policy stance to developments that are generic in appearance

OBJECTIVES: Managing Movement and Parking in the Public Realm (1 of 2)

- 15. To support measures that address challenges within Lavenham's settlement boundary relating to: traffic volumes; oversized and heavy vehicles; obstructed and inadequate pedestrian routes; and inadequate provision for cyclists**
- a. All development proposals within Lavenham parish to include both assessments of their predicted impacts on our congested village centre, and identified measures to mitigative negative impacts
 - b. Engage with district and county council planners to obtain similar assessments of the predicted impacts on our village centre, including identified measures to mitigate negative impacts, of developments proposed outside the parish
 - c. All developments within Lavenham's settlement boundary to include adequate provision for non-motorised users
 - d. Seek opportunities to improve the quality of routes for non-motorised users

OBJECTIVES: Managing Movement and Parking in the Public Realm (2 of 2)

16. To support measures that manage down the demand for on-street and public parking spaces, and that use most efficiently the current and potential supply of parking spaces

- a. All development proposals to include provision of adequate off-street parking
- b. Support proposals that increase private off-street residential and business parking, and thereby enable vehicles to move off-street from on-street and public parking spaces
- c. Promote schemes that encourage reduced levels of on-street parking, by managing on-street spaces within Lavenham's settlement boundary
- d. Seek opportunities to improve parking provision within Lavenham's settlement boundary for mobility impaired people



Draft Framework for Revised Lavenham NP

Discussion
ALL



Next Steps
Closing Remarks

Discussion
ALL



Thank you