



BRETtenham NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



**Consultation Drop-in Event
at the Village Inn
Sunday 21 January 12.00 - 14.30**

**We need your comments
by Friday 8 March**

Brettenham Parish Council

Since early 2021, the Parish Council has been progressing with the preparation of a neighbourhood plan with the help of volunteers and professional support.

A neighbourhood plan is a community-led plan for guiding future development of an area. Once complete it will become part of the legal planning framework for the area, sitting alongside the Babergh Local Plan and used when planning applications are decided.

The Neighbourhood Plan covers these key themes:

Each theme is supported by planning policies that will be used in determining planning applications. In addition, the Plan contains "community actions" addressing non-planning concerns that were raised by residents when we carried out surveys.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Sunday 21 January and lasts until Friday 8 March, a period of 7 weeks.** It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

THE FINAL PAGE OF THIS LEAFLET EXPLAINS HOW YOU CAN COMMENT.

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

Following this consultation, all comments will be reviewed and necessary changes made before the Plan is submitted to the District Council. They will carry out further consultation and then send the Plan to an Independent Neighbourhood Plan Examiner for review. Following the examination, those residents of the Parish that are on the Register of Electors will then be given an opportunity to vote at a Parish Referendum whether the Plan should be used by Babergh District Council when deciding planning applications.

THE PLAN STARTS WITH A VISION:

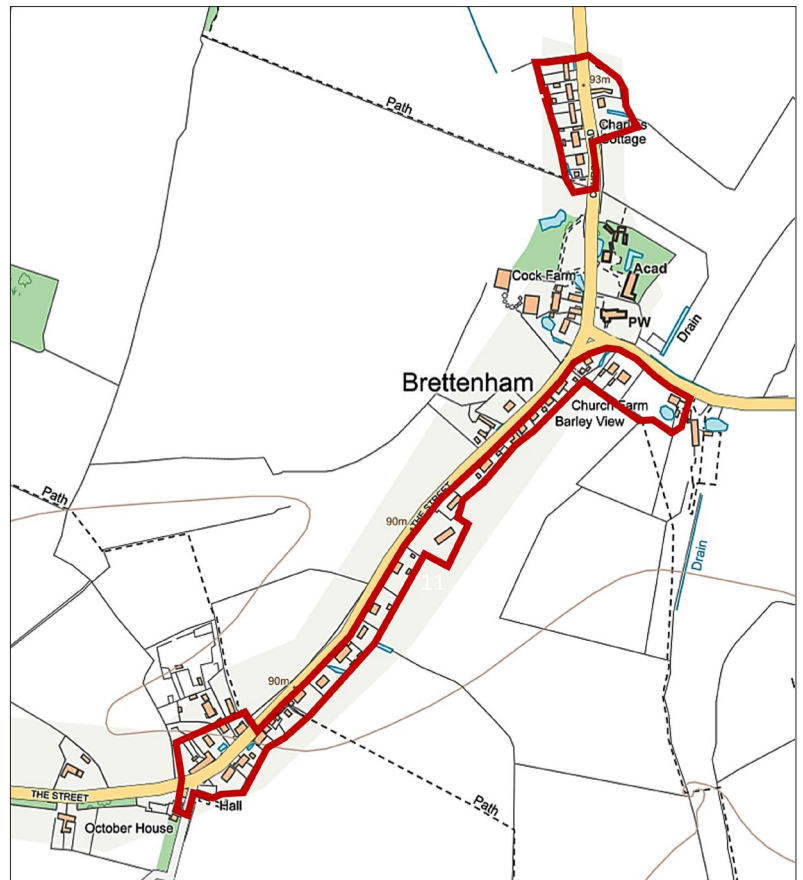
In 2037 Brettenham will be a distinct rural village accommodating limited sustainable development that:

- Meets the needs of the local community;
- Respects the high quality of the historic and natural environment.

This is followed by theme objectives and planning policies that reflect the Vision.

PLANNING STRATEGY

The Plan defines up-to-date and tightly drawn Settlement Boundaries around The Street and the cluster of houses on Church Road, as illustrated on the map. In line with national and local planning policies, the Plan supports proposals for development within the Settlement Boundaries where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways. Outside the Settlement Boundaries, priority will be given to protecting the countryside from inappropriate development.



HOUSING

The Neighbourhood Plan does not allocate any new sites for housing development.

There may be opportunities for infill housing plots within the Settlement Boundaries, subject to impact on the local environment, neighbouring properties and infrastructure.

The affordability of housing to enable people to stay in the village was identified as an issue during the preparation of the Plan. A policy is included that would enable affordable housing to be developed on acceptable sites outside but adjoining the Settlement Boundary under the Government's "exception site" guidelines that would be for people with a local connection that cannot afford to buy on the open market. The housing would be provided by a housing association and always remain affordable.

The Plan also includes a policy addressing how proposals outside the Settlement Boundaries for replacement dwellings or for the conversion of buildings to housing will be considered.

NATURAL ENVIRONMENT

We know that the parish is rich in wildlife habitats and that the landscape is such that there are extensive views and important woodlands. The draft Plan seeks to conserve the rural landscape and will require any proposals outside the Settlement Boundaries to be accompanied by a Landscape and Visual Impact Assessment that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact on the character and appearance of the countryside.

A number of important views from public areas are identified, the key elements of which must be preserved.

New Government legislation now requires most development to provide measurable biodiversity net gain in their proposals. The draft Plan requires proposals to avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses.

The draft Plan also designates three "Local Green Spaces" which will be protected from development. The designations are:

1. the triangle of land at the junction of The Street, Buxhall Road and Church Road
2. the playground next to the Village Hall
3. the Cemetery at St Mary the Virgin



COMMUNITY ACTION 1 seeks to work with the County Council to manage the grass verges in a way that will benefit and enhance biodiversity and liaise with landowners to identify areas suitable for planting wildflower meadows, trees and hedgerows.

BUILT ENVIRONMENT & DESIGN

Much of the parish is covered by a conservation area and there are also 24 listed buildings, of which the church of St Mary the Virgin is Grade I listed. Preparing the Neighbourhood Plan has enabled the investigation of whether other buildings and built features in the parish have an historic importance. Using guidance produced by Historic England, the following six Non-Designated Heritage Assets have been identified in the Plan:

- Centre Academy
- Chapel Hill properties
- Fir Cottage, Church Road
- The Victorian School, Old School Road
- Village Hall, The Street
- The Grange/Potash Farm

Planning applications at these properties, or in their vicinity, will have to take into account their character and historic importance.

The design of development was highlighted as an important matter in the Neighbourhood Plan survey. Design Guidance has been prepared for the village by consultants and funded by the Government support programme. It provides comprehensive guidance for new developments and the Neighbourhood Plan sets out a number of design criteria that planning applications will have to take into account.

The Plan also includes policies to reduce the potential for surface water flooding arising from new development and to limit light pollution.

COMMUNITY ACTION 2 seeks to work with Babergh District Council to update the Conservation Area Appraisal published in 2013.

INFRASTRUCTURE & HIGHWAYS

Local facilities and services are also valued by residents. The newly adopted Babergh Local Plan contains a policy to protect such facilities and enables the provision of new facilities in appropriate locations.

COMMUNITY ACTION 3 states that the Parish Council will continue to monitor broadband provision and work with suppliers to ensure acceptable speeds are available

Brettenham is fortunate to have a good network of public rights of way and a policy seeks to improve and extend the network.

COMMUNITY ACTION 4 seeks to explore opportunities to improve and extend the public rights of way network. The number of households in Brettenham with two or more cars is higher than across Babergh as a whole. While not many new houses will be built in the village, the Plan sets higher parking requirements to reflect the reliance on cars to get anywhere.

The impact of traffic is high on the concerns of residents but there is little that planning policies can do about speed and volume. Brettenham is fortunate to have a good network of public rights of way and a policy seeks to improve and extend the network.

COMMUNITY ACTION 5 states that the Parish Council will seek to secure a range of measures to reduce speeds and the impact of vehicles



HOW TO COMMENT

The full version of the Plan will be available to download at <http://brettenham.onesuffolk.net/> from Friday 19 January, 2024 where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies of the Plan will be available to borrow for a short period from:
Alyson Wilson 07798 633044 Nick Taverner 01449 736412 or 07711 927202

Drop-in Event

We'll be at the Village Hall on at the Village Inn event on Sunday 21 January between 12.00 and 14.30 where you'll be able to find out more about the Plan.

How to comment

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

You can also collect a paper response form at the Drop-in Event or from:

Alyson Wilson 07798 633044

Nick Taverner 01449 736412 or 07711 927202

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY 8 MARCH - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME