



# The Parish Of Mendlesham

## Neighbourhood Development Plan

Supporting Document SD11  
NPPF, Local and Proposed Policies

May 2020

### 1. NPPF relevant policies

1.1 The presumption in favour of sustainable development (the “golden thread”) is fully supported as is the target set by Mid Suffolk District Council of a minimum of 750 new properties in the period 2012 to 2027 across 10 Key Service Centres.

### 1.2 Supporting a prosperous rural economy

The Parish of Mendlesham wants to build a strong, prosperous rural economy particularly one that will give employment to local people. As the parish grows it is important that local employment opportunities also increase.

### 1.3 Promoting sustainable transport

We want to promote sustainable transport particularly aimed at reducing the number of travel journeys and the level of greenhouse gas emissions.

### 1.4 Supporting high quality communications infrastructure

We fully support the introduction and maintenance of a high quality communications infrastructure, vital to those who live in rural communities and do not have easy access to services, education and leisure facilities. In particular the Parish of Mendlesham is targeting the introduction of a high speed broadband network available to all its local residents and businesses and an improved mobile telecommunications infrastructure.

### 1.5 Requiring good design

Good design is vitally important to ensure that new developments and redevelopments fit in well to their existing surroundings and do not clash with the existing look and feel of an area.

### 1.6 Meeting the challenge of climate change, flooding and coastal change

We want new dwellings sited away from local flood risk areas or have comprehensive plans put forward to show how the existing flood risk will be effectively dealt with.

We expect all new developments and redevelopments to make use of new technology to reduce the use of energy and minimise heat loss from buildings.

### 1.7 Conserving and enhancing the natural environment

The Parish of Mendlesham owes much to its rural location and it is clear from responses to the local questionnaires (February 2014) that it is a key reason for people to live and work here. Local people use the surrounding countryside for leisure purposes and have also indicated a strong interest in community planting projects and improving wildlife habitats.

It is likely that some greenfield land will be lost to new development as there is little alternative, however there is a definite objective to keep this loss to a minimum and not to intrude on or near sites of local visual importance.

### 1.8 Conserving and enhancing the historic environment

Mendlesham village has a recognised local conservation area in the centre of the village and it is extremely important that this is preserved.

### 2. MSDC Local Policies

Below is listed all the MSDC local policies that apply to new and developments and existing buildings within the Parish of Mendlesham. The rightmost column shows where an additional Mendlesham Neighbourhood Plan local policy is proposed to enhance the specified MSDC policy.

<b>Policy Ref.</b>	<b>Policy Subject</b>	<b>MNP Policy ?</b>
CS1	Settlement hierarchy	MP1
CS2	Development in the countryside and countryside villages	MP1
CS4	Adapting to climate change	
CS5	Environment	
CS6	Services and infrastructure	
SB2	Development appropriate to its setting	
SB3	Retaining visually important open spaces	MP5
GP1	Design and layout of development	
GP2	Development briefs	
GP4	Energy and resource conservation	
Prop 1	Settlement Boundaries and Visually Important Open Spaces	MP6
HB1	Protection of historic buildings	
HB2	Demolition of listed buildings	
HB3	Conversions and alterations to historic buildings	
HB4	Extensions to listed buildings	
HB5	Preserving historic buildings through alternative uses	
HB6	Securing the repair of listed buildings	
HB7	Protecting gardens and parkland of historic interest	
HB8	Safeguarding the character of conservation areas	
HB9	Controlling the demolition in conservation areas	



# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

HB10	Advertisements in conservation areas	
HB13	Protecting ancient monuments	
HB14	Ensuring archaeological remains are not destroyed	
H2	Housing development in towns	
H3	Housing development in villages	MP1
H6	A Regular Supply of Land	
H7	Restricting housing development unrelated to needs of countryside	MP6
H8	Replacement dwellings in the countryside	
H9	Conversion of rural buildings to dwellings	
H10	Dwellings for key agricultural workers	
H11	Residential caravans and other mobile homes	
H13	Design and layout of housing development	
H14	A range of house types to meet different accommodation needs	
H15	Development to reflect local characteristics	
H16	Protecting existing residential amenity	
H17	Keeping residential development away from pollution	
H18	Extensions to existing dwellings	
H19	Accommodation for special family needs	
CL2	Development within special landscape areas	
CL3	Major utility installations and power lines in countryside	
CL4	Protecting the river valleys and floodplains	
CL5	Protecting existing woodland	
CL6	Tree preservation orders	
CL8	Protecting wildlife habitats	
CL9	Recognised wildlife areas	
CL11	Retaining high quality agricultural land	
CL12	The effects of severance upon existing farms	



# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

CL13	Siting and design of agricultural buildings	
CL14	Use of materials for agricultural buildings and structures	
CL15	Livestock buildings and related development	
CL16	Central grain stores, feed mills and other bulk storage	
CL17	Principles for farm diversification	
CL18	Change of Use for agricultural and other rural buildings to non-residential uses	MP4
CL19	Farm Shops	
CL20	Garden Centres	
CL21	Facilities for horse riding	
CL22	Advertisements in a countryside setting	
CL23	After use of sites following mineral extraction	
CL24	Wind Turbines in the countryside	
CS12	Retail provision	
E2	Industrial uses on allocated sites	
E3	Warehousing, storage, distribution and haulage depots	
E4	Protecting existing industrial/business areas for employment generating uses	
E5	Change of Use within existing industrial/commercial areas	
E6	Retention of use within existing industrial/commercial areas	
E7	Non-conforming industrial uses	
E8	Extensions to industrial and commercial premises	
E10	New Industrial and commercial development in the countryside	
E11	Re-use and adaptation of agricultural and other rural buildings	
E12	General principles for location, design and layout	
Prop.8	New sites for industrial and commercial development	MP4
Prop.9	New land for warehousing, storage and distribution	
S3	Amusement Centres	



# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

S4	Avoiding the loss of residential accommodation	
S5	Living accommodation above shops and other commercial premises	
S6	Provision of office accommodation	
S7	Provision of local shops	
S8	Shop front design	
S9	Retaining traditional shop fronts	
S10	Convenience food store	
S11	Retail warehousing	
S12	Retail on industrial estates and commercial sites	
S13	Ancillary retail uses	
T1	Environmental impact of major road schemes	
T2	Minor Highway improvements	
T4	Planning Obligations and highway infrastructure	
T6	Petrol filling stations and other roadside services	
T7	Provision of public car parking	
T8	Lorry parking facilities in towns	
T9	Parking Standards	
T10	Highway considerations in development	
T11	Facilities for pedestrians and cyclists	
T12	Designing for people with disabilities	
T13	Bus Service	
T14	Rail Service	
RT1	Sports and recreation facilities for local communities	
RT2	Loss of existing sports and recreation facilities	
RT3	Protecting recreational open space	
RT4	Amenity open space and play areas within residential dev.	
RT5	Recreational facilities as part of other development	
RT6	Sport and recreational facilities in the countryside	



# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

RT7	Noisy Sports	
RT8	Motor Sports	
RT9	Facilities for air sports	
RT10	Golf Courses	
RT11	Facilities for informal countryside recreation	
RT12	Footpaths and bridleways	
RT13	Water-based recreation	
RT14	Art in public places	
RT15	Safeguarding arts and entertainments venues	
RT16	Tourism facilities and visitor attractions	
RT17	Serviced tourist accommodation	
RT18	Touring caravan and camping sites	
RT19	Static caravans and holiday chalets	
SC2	Septic tanks	
SC3	Small sewage treatment plants	
SC4	Protection of groundwater supplies	
SC6	Recycling centres	
SC7	Siting of telecommunications equipment	
SC8	Siting of new school buildings	
SC9	Conversion of premises to residential homes	
SC10	Siting of local community health services	
SC11	Accommodation for voluntary organizations	
SDA3	Comprehensive development within the SDA	
SDA4	Sustainable development	
SDA5	Affordable housing within the SDA	
SDA6	Employment Land	
SDA7	Local Shopping facilities	
SDA8	Principal issues to be included in SDA obligations	



### 3. Proposed new policies list

All proposed new local policies are listed here with the detailed reasoning for their need.

The three tables below show the relationship between each objective and which new policies address it.

No.	Social objectives	New Policies that address
SO1	To embrace change and development at a steady, sustainable pace of growth, that will be for the long term benefit of the whole community.	MP1, MP1A, MP9, MP10, MP11
SO2	To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.	MP1, MP1A, MP4, MP5, MP6, MP8, MP9, MP10, MP11
SO3	To protect and grow the current services and facilities in the village.	MP1, MP2, MP3, MP4, MP7
SO4	To enable the population to grow and become more balanced in terms of age.	MP1, MP2, MP3, MP4, MP7

No.	Environmental objectives	New Policies that address
EO1	To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.	MP4, MP7, MP11
EO2	To enhance access to the open countryside.	MP11
EO3	To protect the rural characteristics of the parish.	MP1, MP1A, MP5, MP6, MP8, MP9, MP10, MP11

EO4	To maintain our existing rural views. (See section 8, "Visually important open space".	MP1, MP1A, MP5, MP8, MP9, MP10, MP11
EO5	To keep as much of our local agricultural land as possible for agriculture.	MP1, MP1A
EO6	To enhance the rural character of the parish through new community environmental planting projects, additional footpaths, cycle routes and bridleways.	MP9, MP10, MP11
EO7	To have distinctive and flourishing settlements that exhibit community vitality.	MP1, MP4, MP6, MP11

No.	Business and economic objectives	New Policies that address
BO1	To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).	MP1
BO2	To support the diversification of suitable redundant agricultural, brownfield and previously used sites.	MP4
BO3	To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start ups; expanding the local economy including local employment opportunities.	MP1A, MP4, MP7
BO4	To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.	MP4, MP7, MP8, MP9, MP10, MP11

### Policy MP1 - Housing growth

#### Justification

Mendlesham village is one of 10 Key Service Centres within Mid Suffolk. Mid Suffolk District Council has set a growth estimate to these 10 Key Service Centre villages to deliver a combined increase of 750 dwellings over a 15 year period from 1 April 2012 (Mid Suffolk Core Strategy Focused Review [December 2012], Policy FC2 refers).

Taking a straight average across all 10 Key Service Centres would give the Parish of Mendlesham an increase of 75 dwellings over that 15 year period. This is a minimum figure but it does provide a good guide for the quantity of growth that Mid Suffolk District Council is planning for across Key Service Centres over the 15 year period.

The parish supports limited development growth as, in particular, it needs to adjust its housing stock to ensure that a good range of types of accommodation are available for, firstly, local people and, secondly, those who choose to move into the parish to live and work there.

Results from the recent local household survey (refer to Supporting Documents SD05 and SD06) on size and speed of developments showed that 84% of residents favoured no more than 20 new dwellings to be built each year. 45% wanted sites of 10 dwellings or less and 35% favoured sites of 20 dwellings or less.

The parish wants to maintain the status of Mendlesham village as a Key Service Centre.

There is clear evidence from our local household survey (February 2014) that people stay in the parish for long periods.

Around 15% of local residents expect to move in the next 5 years with 6% saying they want to move within the parish.

We have a higher than average older population (240 aged 65 and over, 17.2% of our local population against the England average of 16.3%).

We have 80 single pensioner households and we need to provide smaller accommodation that single people and couples can downsize into.

#### Objectives:

Social objectives: SO1, SO2, SO3, SO4.

Environmental objectives: EO3, EO4, EO5, EO7

Business and economic objectives: BO1

To maintain the status of Mendlesham village as a Key Service Centre.

To ensure that any development is proportionate to local need.

To ensure that growth is measured and can be properly accommodated by local services, (particularly Health and Education).

To ensure that Mendlesham village is not overwhelmed by large new developments that will affect and change the character of this rural village.

To identify the mix of properties required to allow local residents to stay (if required) in the area.

To work with developers to ensure that the right type of properties are constructed to meet the requirements of this growing community.

### Policy - MP1 [Housing]

*A minimum total of 161\*\* new homes over the period 2018-2036 is supported, however any significant increase to this figure will need to demonstrate clearly that the existing local services infrastructure will be able to cope or, if not, then appropriate measures will be provided as part of the development proposals.*

*Proposals for new dwellings will be supported within the existing Mendlesham village settlement boundary subject to other relevant policies in this plan and those of the district and national bodies.*

*Outside of the existing Mendlesham village boundary, individual development proposals, that are immediately adjacent to that boundary, to develop small sites of sustainable new homes may be considered subject to their meeting the relevant planning policies of Mid Suffolk District Council and Mendlesham Neighbourhood Plan. The local community prefers small sites to provide 20 dwellings or less. Each proposal will be judged on its merits.*

*Small scale development of sites that are not within or adjacent to the existing Mendlesham village boundary may be considered where they properly satisfy sustainability criteria listed in paragraph 3.47 of this plan.*

*\* Base figure of 644 homes as at 1 April 2018*

*\*\*Individual properties involved in the 161 minimum total figure are identified in the Mid Suffolk SHELAA report available at*

*<https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-July-2019-v2.pdf> [Pages 458 and 459]*



# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

### Policy MP1A - Development land allocation

#### Justification:

The average increase for each of the 10 Key Service Centres is 75 dwellings over a 20 year period. This is a minimum figure but it does provide a good guide for the quantity of growth that Mid Suffolk District Council is planning for across Key Service Centres over the 15 year period.

With the recent consultation by Mid Suffolk District Council on its Draft Joint Local Plan it is clear that these projected figures will increase and the assessment of the capacity for each of the larger villages in the MSDC area will also change. Mendlesham Parish Council wants to keep in step with these changes and its current assessment of the expectation for future growth is around 125 dwellings over a 20 year period to 2036.

The parish has always supported limited development growth as, in particular, it needs to adjust its housing stock to ensure that a good range of types of accommodation are available for, firstly, local people and, secondly, those who choose to move into the parish to live and work there.

The parish wants to maintain the status of Mendlesham village as a Key Service Centre and retain the key support services that are housed there.

#### Objectives:

Social objectives: SO1, SO2

Environmental objectives: - E03, E04, E05

Business and economic objectives: - BO3

To maintain the status of Mendlesham village as a Key Service Centre.

To ensure that any development is proportionate to local need.

To ensure that Mendlesham village is not overwhelmed by large new developments that will affect and change the character of this rural village.

To work with developers to ensure that the right type of properties are constructed at the right time and in the best location to meet the requirements of this growing community.

Policy - MP1A [Development Land Allocation]

*Five sites have been identified as the locations for future development across the parish.*

*Any proposal for new development at or adjoining a gateway access to the village should be set back at least 5 metres from the highway and will require a suitable native hedging and planting scheme.*

*The following sites are identified for future development in years 2017 - 2022.*

- *Land to the west of Old Station Road, formerly known as the G.R. Warehousing site (under development as Station Fields). 56 dwellings, 6 of which are affordable.*

- *Land to the North West of Mason Court, known as Old Engine Meadow. 18 dwellings.*

*This site will be supported for housing development provided combined with the site below (land to the West of Mason Court).*

*As an edge of village settlement and gateway site from the Cotton Road, development will require a high degree of landscaping and screening along its boundaries. Retention of existing mature trees and hedging.*

*Hedging along the western/northern and eastern boundaries should be substantial and enhanced in order to protect the rural approach and view to the village from Chapel Road.*

*Vehicle access to this site from Ducksen Road will not be allowed.*

*A pathway and cycle track via Ducksen Road will be supported.*

*Criteria to be included that ensure that the recommendations of the SFRA Part 2 are factored into any forthcoming reserved matters application.*

- *Land to the West of Mason Court and adjacent to Horsefair Close. 10 dwellings (all to be affordable).*

*This site will be supported for development provided it is combined with the Old Engine Meadow site as above. This site already benefits from mature trees and hedging on its western boundary, these should be protected and enhanced.*

- *Land to the East of the Mendlesham Road at Mendlesham Green. Up to 10 affordable or rented dwellings.*

*This site will be supported for development as affordable housing, dwellings will be set back from the road and the existing front hedge will be retained.*

*Arrangements to deal with any issues of noise or odour from the adjacent farm should be specified.*

*The following sites are identified for future development in years 2022 - 2036.*

- *Land to the South of the Ropers Farm estate, South of Glebe Way.*

*[SHELAA reference SS0065]. Up to 75 dwellings with up to 35% affordable. This site will be supported for phased development commencing earliest 2022. Sufficient green space and screening will be provided to protect the setting of Elms Farm (grade 2\*) to the west of the site. The River Dove along the east of the site will be provided with a protective buffer zone, which will be planted to provide an effective screen and green space along the whole stretch of the river on site, in order to enhance and protect the rural environment and view from Oak Farm Lane. The existing rural footpath along the north of the site will be retained and a wide buffer zone will be maintained to protect the rural amenity of the residents of Glebe Way. The affordable housing on site will be mixed within the development and not in one block. This whole site (MNDP2a and MNDP2b) is the only one possessing the unique ability to protect the historic heart of Mendlesham Village by diverting a significant amount of existing and future local traffic away from the Conservation Area. Landscaping will be installed on the eastern edge of the site to ensure the site blends in with the surrounding landscape. A Heritage Impact Assessment should be provided. Criteria to be included that ensure that the recommendations of the SFRA Part 2 are factored into any forthcoming reserved matters application.*

*In addition a windfall allowance of 2 new dwellings per year will be factored into growth calculations.*

*All of the above sites will enable a growth of at least 161 dwellings in the period 2018 - 2036.*





# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

### Policy MP2 - Affordable Housing

#### Justification:

The current demand for affordable housing in Mendlesham is best defined by statistics from Mid Suffolk District Council's housing register (as at 28 January 2015). 6 families with a local address and 3 families with a local connection want accommodation in Mendlesham. This is very similar to the 2010 survey where 7 local families wanted affordable housing (Supporting Document SD02 refers).

Mendlesham's stock of affordable housing has reduced considerably in recent years but this has not been matched by a reduction in demand. Over the past 30 years or so Mendlesham village has seen its availability of affordable housing reduce from 131 units to 86, a reduction of over 34%.

#### Objectives:

Social objectives: SO3, SO4

Environmental objectives: -

Business and economic objectives: -

To ensure that those people on low incomes with long standing connections to the parish (through family or current residence) have access to suitable accommodation to enable them to remain in the area if they wish.

To enable families to stay close together in a familiar location.

To ensure that all families and individuals have access to property within the parish regardless of their level of income.

#### Policy - MP2 [Affordable Housing]

*Normally any affordable housing within the parish should be available, in the first instance, to people who can demonstrate local connections (such as family origin or current residency) in accordance with Mid Suffolk District Council's Local Connection Criteria.*



## Mendlesham Neighbourhood Plan NPPF and Local Policies

*All new affordable housing in Mendlesham will normally be allocated to people with a strong local connection to the parish whose needs are not met by open market housing. In this context a strong local connection means a person or persons:*

- *Who has lived in the parish for two of the last three years and is currently a resident, or*
- *Who has lived in the parish for at least three years or whose parents or children are currently living in the parish and have five years continuous residence there, or*
- *Who work in the parish and need to live close to their work.*

*Where such a person or persons cannot be found, affordable dwellings may be occupied by persons (and their dependants) of an adjoining parish who meet the above criteria or by nominees that are eligible for housing from the Babergh/Mid Suffolk area.*



Policy MP3 - Affordable Housing (Supply)

Justification:

The current demand for affordable housing in Mendlesham is best defined by statistics from Mid Suffolk District Council's housing register (as at 28 January 2015). 6 families with a local address and 3 families with a local connection want accommodation in Mendlesham. This is very similar to the 2010 survey where 7 local families wanted affordable housing (Supporting Document SD02 refers).

Mendlesham's stock of affordable housing has reduced considerably in recent years but this has not been matched by a reduction in demand. Over the past 30 years or so Mendlesham village has seen its availability of affordable housing reduce from 131 units to 86, a reduction of over 34%.

More affordable housing needs to be made available in the Mendlesham area to meet the demand of local people and families. In particular there is a shortage of one and two bedroom properties that would meet the demand from single people, couples and growing families.

Objectives:

Social objectives: SO3, SO4

Environmental objectives: -

Business and economic objectives: -

To ensure that those people on low incomes with long standing connections to the parish (through family or current residence) have access to suitable accommodation to enable them to remain in the area if they wish.

To enable families to stay close together in a familiar location.

To ensure that all families and individuals have access to property within the parish regardless of their level of income.

To ensure that a suitable mix of properties is made available to meet the needs of individuals, couples and families of all ages.

Policy - MP3 [Affordable Housing]

*On open market housing developments of more than 10 dwellings a proportion of dwellings up to 35% shall be provided as affordable dwellings to address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission in small groups or clusters distributed throughout the site.*

*In exceptional circumstances where it can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs, a revised mix of affordable house types and tenures and a lower level of affordable housing provision may be sought. The off-site provision of affordable dwellings will only be permitted where the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock would contribute to the creation of a mixed and balanced community.*

*If it is conclusively demonstrated that it is not possible or appropriate to build affordable homes onsite or offsite, a financial contribution will be secured through a planning obligation towards the future provision of affordable housing, which should be of 'broadly equivalent value' to that which would have been provided onsite.*

### Policy MP4 - Business

#### Justification:

Mendlesham is a rural location with limited public transport links. The majority of families and individuals rely on their own transport to get to and from work and pursue their leisure pastimes.

There is limited local employment leading to a majority of those in work driving out of the area on each work day.

The Household survey (Supporting Document SD05 refers) carried out in February 2014 showed that around 25% of households have someone working within the Parish of Mendlesham.

The Household survey also identified 23.5% of people working from home.

Over 69% of respondents want to see more employment opportunities within the parish.

The Business Survey (Supporting Document SD08 refers) identified 66 local residents working in Mendlesham businesses full time and 17 local residents part time.

#### Objectives:

Social objectives: SO2, SO3, SO4

Environmental objectives: EO1, EO7

Business and economic objectives: BO2, BO3, BO4

To give local residents opportunities to work from home or very close to home.

To improve the work / life balance for local residents.

To cut down on the number and length of journeys undertaken travelling to and from work.

To improve the local economy and provide more job opportunities for local people.



## Mendlesham Neighbourhood Plan NPPF and Local Policies

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### Policy - MP4 [Business]

*Proposals to develop small business hubs within the parish will be supported where they do not compromise the rural setting or adversely affect neighbour amenity.*

*Change of use from residential to business will be supported for suitable developments within the wider parish where they provide additional work opportunities and do not compromise the rural setting or adversely affect neighbour amenity.*

### Policy MP5 - Historic environment

#### Justification:

Mendlesham's conservation area was originally designated in 1972 and inherited by Mid Suffolk District Council in 1974. (Supporting Document SD22 "Conservation Area Appraisal" refers).

The village dates from the 11th century and a number of the existing buildings date from the 16th century. The buildings within the conservation area are not of a consistent design but when placed together they exhibit a unique character that is Mendlesham.

There are 45 listed buildings within the parish, 23 of which are within the conservation area. At the village centre is the grade 1 listed Church of St. Mary. The church is the dominant feature in many of the rural views that surround the village.

It is the conservation area that defines the image of Mendlesham and how it has evolved over many hundreds of years. It contains a wide variety of architecture showing how the village grew to what it is today.

Around the parish are 22 other listed buildings that help define the rural characteristics of the area.

Any changes to the conservation area or any of the listed buildings must be very carefully considered to ensure that the rural environment is not harmed in any way.

The rural environment is seen as important by over 68% of residents in our household survey (Supporting Document SD05 refers).

#### Objectives:

Social objectives: SO2

Environmental objectives: EO3, EO4, EO7

Business and economic objectives: -

Policy - MP5 [Historic environment]

*Any designated heritage assets in the Parish and their settings, will be conserved and enhanced for their historic significance and their importance with particular regard to their local distinctiveness, character and sense of place.*

*Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.*

*A detailed proposal should be put forward for all new developments requiring planning permission identifying any potential increases in traffic flows and what mitigating measures will be put in place to minimise the effects.*

*Any proposal for development requiring planning permission which would generate Heavy Goods Vehicle traffic needing to access the Conservation area must provide a transport statement showing that the proposal will not have an unacceptable traffic impact on the Conservation area.*

*Any new housing or business development that is within the conservation area or the setting of any designated or non-designated heritage asset will be supported provided it does not have an adverse impact upon the significance of the heritage asset.*

*All new development should demonstrate a clear understanding of the rural context of Mendlesham and provide appropriate levels of landscaping, boundary and screening planting; in accordance with the “Landscape and visual assessment of Mendlesham” supporting document (SD19) which forms part of this policy. Policy SD19 is to be considered with and read in conjunction with, this policy.*



### Policy MP6 - Building design

#### Justification:

The Parish of Mendlesham in common with so many villages has a wide mix of property types and designs and that is part of its character.

At the heart of Mendlesham village is the conservation area with some properties existing since the 16th century.

Since the 1950's Mendlesham village has grown in the three distinct estate developments. This growth has been around the edge of the village and was developed in three separate phases

- the area centred on Ducksen Road, followed by
- the area centred on Mayfield Way and then lastly
- the area centred on Glebe Way.

Neighbourhood Plan Figure 2.6 refers.

These developments represented significant increases in the number of dwellings in the village and they have all appeared with different designs and presentation which have, not always, been sympathetic to existing architecture.

The rural environment is seen as important by over 68% of residents in our household survey (Supporting Document SD05 refers).

#### Objectives:

Social objectives: SO2

Environmental objectives: EO3, EO7

Business and economic objectives:

To support dwelling designs that are sympathetic to the immediate locality and give a seamless view of the growth of Mendlesham village and other locations in the parish.

To avoid a stark contrast of "old versus new".

### Policy - MP6 [Building design]

*This policy aims to encourage new development to respect and fit in with the built form and character of Mendlesham. Development will be supported where:*

- *All building design and materials used shall respond (and be sympathetic to) the local character of Mendlesham, creating a sense of place appropriate to its location and adjacent buildings.*
- *The selection of proposed materials should be directly influenced by the surrounding context of Mendlesham.*
- *All development should conform to the latest guidance on environmental controls such as vehicle emissions, domestic heating, sustainable water management and the current Suffolk Design Code.*

### Policy MP7 - High speed broadband

#### Justification:

Across the Parish of Mendlesham, like any rural community, good technological communications are vitally important to all aspects of modern living including, work, education, social and shopping activities.

In the responses received from the Household questionnaire we identified that;

- 95 people work from home (18% of households responding),
- almost 77% of households use the Internet,
- 37% use social media
- 73% use e-Mail and
- almost 84% have a mobile phone.

In the responses from the Business questionnaire we identified that;

- 82% use broadband to operate their business with,
- 44% saying that the current service is unsatisfactory.

In early 2015 much of Mendlesham village had access to high speed broadband that had been installed by BT.

The introduction of high speed broadband for Mendlesham Green and the rest of Mendlesham village may not be available until the end of 2016.

Currently it remains unclear if all of the more remote properties in the parish will be able to connect to high speed broadband (or have a suitable alternative offered).

#### Objectives:

Social objectives: SO3, SO4

Environmental objectives: EO1

Business and economic objectives: BO3, BO4

To lobby for the introduction of high speed broadband connections for all dwellings and businesses in the parish.



## Mendlesham Neighbourhood Plan NPPF and Local Policies

To ensure as far as is possible that all new properties developed in the Parish of Mendlesham have an efficient and usable high speed broadband connection.

To support existing local businesses and to attract new business opportunities to the parish.

### Policy - MP7 [High speed broadband]

*The provision of high speed broadband is seen as essential for all development proposals (dwellings and businesses) in the Parish.*

*All new dwellings and business buildings shall incorporate a suitable infrastructure to enable high speed broadband.*

### Policy MP8 - Green areas

#### Justification:

We receive numerous comments that residents like the village and parish as it is. There is a general acceptance that change is inevitable but it should not be at the expense of the strong rural character of the parish as it is today.

In the responses to the Household questionnaire (February 2014)

- 65% of respondents wanted improved footpaths
- 54% wanted community planting projects
- 50% wanted more cycle paths and,
- 60% wanted the creation of more wildlife habitats.

Additionally 60% of respondents made suggestions for green sites and open views that are particularly important.

57% of respondents visit the Mendlesham woodland, 67% use the footpaths and bridleways, 22% use the Mendlesham Community playing field and 7% use the Mendlesham Green recreation ground.

#### Objectives:

Social objectives: SO2

Environmental objectives: EO3, EO4

Business and economic objectives: BO4

To maintain the predominantly rural nature of the parish and Mendlesham village.

To ensure that any new development or redevelopment is sympathetic to, and blend in well, with existing surroundings.



## Mendlesham Neighbourhood Plan NPPF and Local Policies

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### Policy - MP8 [Green areas]

*Development will be supported where proposals for new housing include a suitable provision of, or contribution towards, functional green areas for local residents recreational purposes in accordance with the current Mid Suffolk District Council's standards for open space provision.*

*Such green area must maintain the rural character of the parish and respect its linkages to the local countryside.*

### Policy MP9 - Local green spaces

#### Justification:

The historic past of Mendlesham village coupled with its rural location with surrounding open fields and woodland all combine to give its residents an air of peaceful and relaxed calm.

Its location is the reason that many residents have come to this area and they and their families have stayed here for generations.

Whilst willing to accept change and growth many residents do not want to lose the calm and peaceful rural character of Mendlesham village and its surrounds.

An overwhelming number of residents want the village and its surrounds to stay as it is; it is therefore a considerable challenge to manage any growth so that the visual impact is minimal and does not affect detrimentally the look and feel of the local area.

In the responses to the Household questionnaire (February 2014)

- 65% of respondents wanted improved footpaths
- 54% wanted community planting projects
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Additionally 60% of respondents made suggestions for green sites and open views.

We receive numerous comments that residents like the village and parish as it is. There is a general acceptance that change is inevitable but it should not be at the expense of the strong rural character of the parish as it is today.

57% of respondents visit the Mendlesham woodland, 67% use the footpaths and bridleways, 22% use the Mendlesham Community playing field and 7% use the Mendlesham Green recreation ground.

We want to protect our current green areas that are used by many residents for leisure and recreational purposes (NPPF 76 and 77 refer).

It should be noted that local residents have just come together to find the funds to refit the local children's play area, adjacent to the Mendlesham Community Centre, damaged by fire in 2014. The new play area came into being in mid 2015.

As the village and other smaller communities grow it is vital that these leisure facilities are protected and enhanced for all local residents.

Objectives:

Social objectives: SO1, SO2

Environmental objectives: EO3, EO4, EO6

Business and economic objectives: BO4

### Policy - MP9 [Local green spaces]

*The following areas identified on the proposals maps (ref: Section 2 of this document, Figures 2.2 and 2.3 and also in more detail [OS inset maps] in Section 8, Figures 6.1 to 6.6) are designated as Local Green Space. Development on designated Local Green Space will only be permitted in very special circumstances.*

*Figure 6.8 shows minor areas of green space that are an integral part of the existing housing provision. Development on any of these smaller spaces will only be permitted in very special circumstances \*\*.*

- *Playing fields at Mendlesham village*
- *Childrens play area at Mendlesham village,*
- *Church graveyards at St. Mary's, Mendlesham,*
- *The Mendlesham Millennium Wood,*
- *Allotments at Mendlesham Green\*\*,*
- *Baptist Chapel (ex) cemetery at Mendlesham Green,*
- *Childrens play area at Mendlesham Green.*

*\*\* Very special circumstances - It is proposed to use some of the Allotment land (directly adjacent to Cedars and currently used only for grazing) for a 10 dwelling social housing development led by the Mendlesham CLT.*



### Policy MP10 - Open spaces

#### Justification:

The historic past of Mendlesham village coupled with its rural location with surrounding open fields and woodland all combine to give its residents an air of peaceful and relaxed calm.

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Whilst willing to accept change and growth many residents do not want to lose the calm and peaceful rural character of Mendlesham village and its surrounds.

An overwhelming number of residents want the village and its surrounds to stay as it is; it is therefore a considerable challenge to manage any growth so that the visual impact is minimal and does not affect detrimentally the look and feel of the local area.

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- 65% of respondents wanted improved footpaths
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57% of respondents visit the Mendlesham woodland, 67% use the footpaths and bridleways, 22% use the Mendlesham Community playing field and 7% use the Mendlesham Green recreation ground.

#### Objectives:

Social objectives: SO1, SO2

Environmental objectives: EO3, EO4, EO6

Business and economic objectives: BO4

### Policy - MP10 [Open spaces]

*Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.*

*Where appropriate, development proposals must address the effect they will have on any local identified visually important open spaces and any effect on views of the conservation area and demonstrate that they will not significantly affect the views of these spaces.*

*Those visually important open spaces that are also identified as Local Green Spaces in this Plan have an additional level of protection under Policy MP9.*

### Policy MP11 - Paths and bridleways

#### Justification:

The Parish of Mendlesham has a network of paths and bridleways all round it.

These paths and bridleways are generally well maintained and used for the most part for social activities including walking, dog walking and horse riding.

There is a Mendlesham walking group that organises regular walking events for people to use and enjoy the footpath and bridleway network. The group also liaises with Suffolk County Council about maintenance issues and will, with agreement, carry out some of the maintenance using local volunteers.

In our survey in January 2014 65% of residents wanted improved footpaths, 50% wanted to develop cycle paths and 60% wanted creation of wildlife habitats.

#### Objectives:

Social objectives: SO1, SO2

Environmental objectives: EO1, EO2, EO3, EO4, EO6, EO7

Business and economic objectives: BO4

To protect the network of local footpaths and bridleways and ensure that any new development do not affect this network either directly or indirectly.

To maintain and improve the access to the network of footpaths and bridleways.

### Policy - MP11 [Paths and bridleways]

*New housing and business developments shall, where possible, encourage usage of, and provide linkage to, the network of existing paths and bridleways in and around Mendlesham.*

*Development proposals for new housing and business developments shall, where possible, demonstrate that they have maximised opportunities to promote walking and cycling and access to the countryside via the Public Rights of Way.*

*Any proposed diversion of a Public Right of Way within a development site should not result in an adverse impact on residential amenity or the safety of the general public.*



# Mendlesham Neighbourhood Plan

## NPPF and Local Policies

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