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Debenham Neighbourhood Plan

2016 - 2036

Draft Pre-Submission Document

December 2017

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Section 1.

'What is this all about?'

What is a Neighbourhood Plan?

1.1 A Neighbourhood Plan sets out a vision for a village area, and proposes planning policies for the use and development of land. Once the Neighbourhood Plan has been made by Mid Suffolk District Council, following a successful referendum, It will form part of the statutory planning framework for the area and the policies and proposals contained within it will be used as a basis for the determination of planning applications, alongside the District Local Plan.

1.2 A Neighbourhood Plan must meet a number of basic conditions if it is to pass examination. The basic conditions are that the Neighbourhood Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State; the plan must contribute towards the achievement of sustainable development; the policies must be in general conformity with the strategic policies in the Local Plan, and the Plan does not breach, and is otherwise compatible with, EU obligations. (See Neighbourhood Planning Statutory Instruments 2012 No. 637 in the appendix)

1.3 The Draft Debenham Neighbourhood Plan has been prepared with regard to the National Planning Policy Framework as well as guidance set out in the National Planning Practice Guidance (PPG). The policies in the Plan are in general conformity with the strategic policies in Mid Suffolk District's current Development Plan. The Plan has been prepared to help to achieve sustainable development. It will run from 2016 until 2036, to coincide with the end date of the new joint Babergh and Mid Suffolk Joint Local Plan.

Designation of Neighbourhood Area

1.4 The Parish Council applied to Mid Suffolk District Council, to designate the neighbourhood area in July 2014. The District Council publicised the application, and consulted on this between the 23rd July 2014, and the 3rd September 2014. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), the District Council confirmed the designated Neighbourhood Plan Area on the 3rd September 2014. A notice to this effect was published on the Mid Suffolk website.

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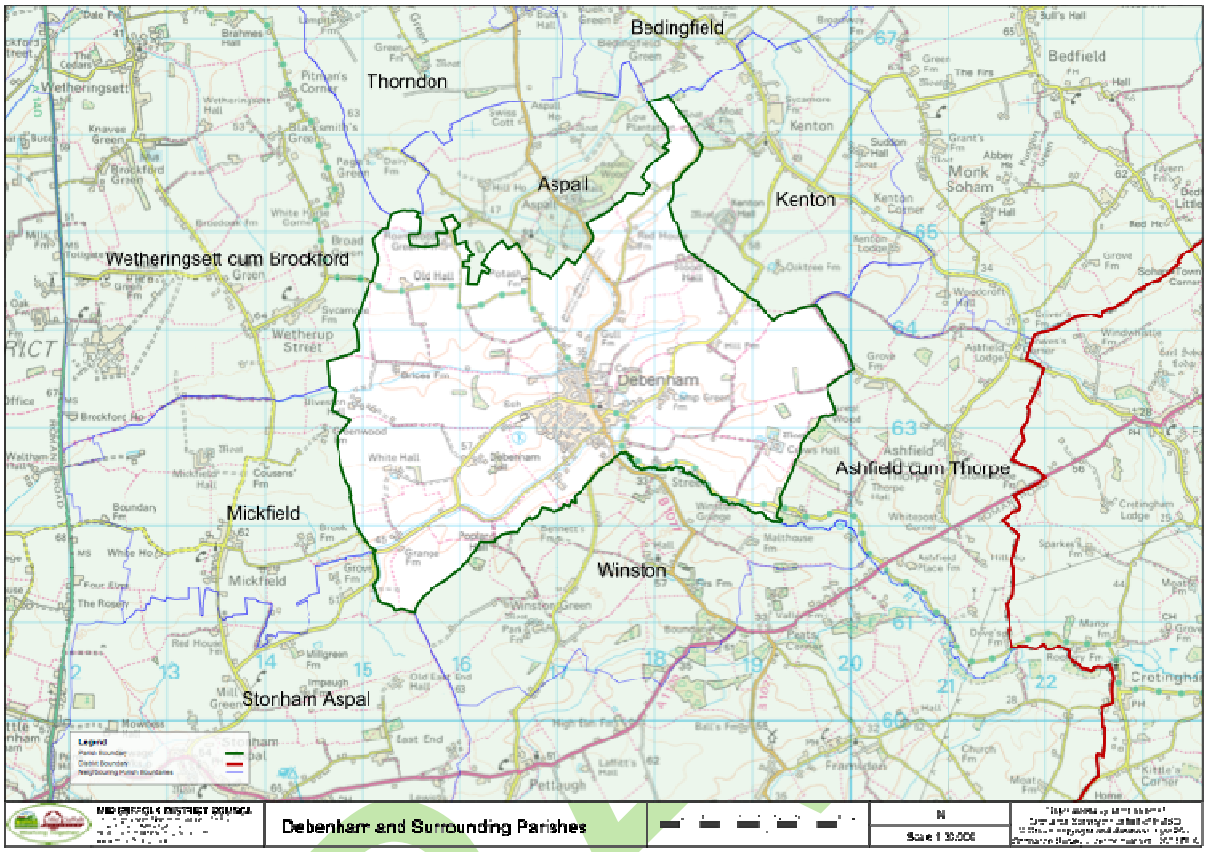
Debenham's Neighbourhood Plan - Designated Area



Map 1 Designated Area
Source: Mid Suffolk District Council Website.

1.5 Debenham Parish Council confirms that this is the only Neighbourhood Plan for the Parish of Debenham.

1.6 The principal objective of the Plan is to provide for the sustainable development of the village through the achievement of a better balanced community. Historically the trend towards an increasing ageing population has accelerated and continues to do so. It is considered desirable to increase the proportion of young people living within the village by ensuring that any future developments put the emphasis on affordable, smaller homes, capable of meeting well established local needs. This should also enable older residents, who wish to downsize, to stay in the village.

1.7 The Neighbourhood Plan contains planning policies and proposals that relate to the use of land. In addition, it contains proposed community actions that, although not forming part of the statutory Neighbourhood Plan, provide additional locally identified projects for improvements across Debenham.

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Section 2.

'How have we gone about creating our plan?'

The Debenham Neighbourhood Plan Preparation

2.1 In 2013 Debenham Parish Council established a group comprising local people to create a Neighbourhood Plan for the village. The purpose of the Plan is to ensure that people living and working in the village can have their say about how their community should develop over the next 18 years. Full details of the group's activities can be seen in the appendix, however the following are the most significant initiatives, the results of which have helped shape this Plan:

* organised presentation/drop-in sessions for local residents and businesses at Debenham Leisure Centre and Coopersfield;

* arranged for the delivery of information/comment cards to every household in the village; and distributed letters to individual businesses;

* in partnership with Community Action Suffolk and MSDC, undertaken a housing needs survey for the village;

* undertaken three comprehensive online surveys of residents, the young and businesses, seeking views on a raft of subjects;

* appointed consultants to work alongside MSDC's critical friend and the Parish Council to create the relevant polices for the community; and,

* with the assistance of Locality funding, appointed consultants to undertake site assessment suitability on the seven sites identified through MSDC's 'call for sites' exercise.

Community Engagement Processes

2.2 Three substantial community research events have taken place, all of which commenced in 2015:

2.3 Firstly, a consultation exercise involving 'drop-in' and presentation sessions, backed up by a leaflet drop to every household seeking comments and views about Debenham. Secondly, three online surveys involving residents, the youth of the village, and the businesses. Thirdly, a Housing Needs Survey conducted with every household.

2.4 Stage 1 - Drop-in and Presentation Sessions

The 5 key outcomes resulting from this first consultation process were:

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2.5 Parking and traffic flows around and through the village, especially at the junction with the High St and Gracechurch St, outside the High School, in the vicinity of the Primary School, the doctors' surgery and Great Back Lane.

2.6 The provision of new and appropriate housing, both in terms of the character and style of new build, and the availability of affordable housing, especially for the young in the village.

2.7 The infrastructure needed when further development occurs. Especially con sideration of new access points that don't overload current provision, e.g. Low Road and The Meadows development. Car parking, new services and facili-ties including a purpose built doctors surgery, more employment opportuni-ties, support for existing businesses and services, especially the local shops, schools, and the Leisure Centre.

2.8 An emphasis on planning for both the young and old within the village, and the provision of appropriate services and facilities for our community. The priorities

are recreational facilities, housing and employment opportunities for the young, and health related services for the older residents. A regular and timely bus service to larger centres is important to both groups.

2.9 The retention of all that is good about the village, including its history and heritage, its charm and character, the range of facilities and services, its environment and wealth.

2.10 Stage 2 - Online Surveys

The main issues raised, and facts collated, through this second consultation process were:

2.11 Of those who completed the residents' survey, 91% were born outside of the village, and 60% of whom had lived in the village for at least 11 years. Their principal reasons for moving into the village were the proximity to work, family or friends, the quality of the schools and other facilities.

2.12 When asked what is it in the environment that people most value in the village, over 90% cited Hoppit Woods and the lake, and over 70% sited the church, the churchyard, the river, village green, recreation ground and Water Lane.

2.13 Respondents indicated that the 5 most important new facilities or enhancements needed now were extra parking, better broadband, extra road capacity, better local health facilities (buildings and parking, not care), and improved foul and surface water provision, to avoid adding to the existing risk of flooding. With any new development, respondents wanted improved core utilities provision, local schools and shop improvements, better leisure facilities and more parks and play areas.

2.14 When asked if respondents agreed that new homes will be needed in the village over the next 20 years, 29% either disagreed or strongly disagreed, 52% agreeing or strongly agreeing. When asked about the number of houses needed 47% suggested 26 or more houses, with 54% suggesting 25 or less. 77% of respondents supported small scale dispersed developments, with 14% suggesting a preference for one or two larger developments. On the question of where, respondents showed a preference for brownfield sites and areas accommodating no more than 10 properties. Respondents showed a strong preference for small homes for rent for local people (91%), small homes for private sale (93%), shared equity homes (82%), homes suitable for the elderly (95%), and eco homes with low energy impact (96%).

2.15 Respondents cited better public transport, more public car parking and extra children's play areas as very important and necessary improvements with any development.

2.16 The youth survey indicated clearly that the most popular facilities that were used the most frequently by the young in the village. Debenham Leisure Centre Play

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ing Fields were used by 44% of respondents, the Recreation Ground by 37%, the Community Centre by 51%, Hoppits Wood by 50%, footpaths and bridleways by 57%, and the library and resource centre by 36%. Over 72% of respondents rated these facilities as satisfactory, good, or very good. 13% of these responders were in some form of part time employment. When asked what facilities would the young like to see within the village, the most popular request was for a dedicated youth building, swimming pool, more play facilities, affordable public transport and local entertainment.

2.17 The way in which individuals find out about things going on in the village, is through the parish magazine and village website, for general residents, and via social media and word of mouth from friends for the youth.

2.18 The youth survey indicated that 79% of respondents think that there should be a youth council set up for Debenham, with 42% interested in joining one.

Stage 3 - Housing Needs Survey

2.19 In July 2014, the Parish Council commissioned Community Action Suffolk to undertake a local housing needs survey, with a questionnaire being delivered to every household in the village. The results of which can be seen later in the plan.

Section 3.

'Did you know?'

History of the Village

3.1. Debenham is close to the source of the River Deben and appears to derive its name from old English words meaning the village in a deep valley.

3.2 There is evidence of early settlement in the area with Roman and many other pre-conquest coins found in and around Debenham. According to Dr Sam Newton, historian of the Anglo Saxon kingdom of East Anglia, Debenham was on the most important route of their realm. Kings included Rædwald who died around 625 and is thought to have been buried at Sutton Hoo. Blood Field, to the west of the Eye road beyond the speed restriction, is by tradition the site of a great battle. It has been speculatively associated with a battle with the Danes in about 870 after which King, later Saint, Edmund was killed.

3.3 Debenham is mentioned in the Domesday Book of 1086 and seems to have had two churches, the present St Mary's and St Andrew's. Among those with property rights in the area were King William, his brother Odo Bishop of Bayeaux and William Malet whose family built Eye Castle.

3.4 William White's Directory of Suffolk (1844) says, "In Saxon times the Kings of East Anglia occasionally held their courts here and tradition says the Deben was then navigable up to the town…." Charters from the reign of Henry III, refer to Monday and Friday markets and a fair.

3.5 Debenham was a centre for dairying. Arthur Young, who surveyed agriculture,

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put it at the heart of the "great dairying region" of Suffolk in 1786. A memorial in the church records the death of Jonathan Davie, a cheese and butter factor, in 1750. The change to grain growing around Debenham was then underway. Maps of Ulveston Hall show that between 1723 and 1843 the farm had changed from predominantly pasture to being mostly arable. James Cornish, son of a 19th century vicar, wrote of trees being felled and hedges removed until "our dis trict was entirely grubbed up and transformed into corn land".

3.6 Fire frequently burned thatched buildings and in the Great Fire of 1744 houses from Coopersfield to the Wash were destroyed. In 1814, £110 was subscribed to buy a fire engine.

3.7 A policeman was appointed in 1839 and the old police house in Water Lane, which still has its cells, is said to be one of the earliest purpose-built police sta tions in the country.

3.8 A family business is still serving the village after nearly three centuries. The en terprise Timothy Abbott set up in 1707 continues with the hardware store. An other family business is Bloomfield and Sons, agricultural engineers, founded in 1912 by Malcolm Bloomfield.

3.9 The Sir Robert Hitcham endowed school was established in 1668 in the con verted Market Cross and in 1835 a National School was opened and still flour ishes as Sir Robert Hitcham's primary school. The 20th century saw the building of the high school, the community and leisure centre and youth centre (Commu nity Education Centre).

3.10 In 1970 the centre of Debenham was designated a conservation area and in 1975 the village, described as “unspoiled without being a showcase”, was cho sen to represent East Anglia in a festival of villages.

Debenham’s Key Characteristics

Population

3.11 The population of the village is estimated to be c2,500, an increase of about 290 on the 2011 census, 47.4% of which are males and 52.6% are females. There are estimated to be c1,007 households an increase of 42 since the 2011 cen sus. There are 430 children under 16, slightly above the English Average (EA) figure for similar size communities. There are 1,280 resident working adults, 7% less than the EA. Debenham is home to 500 people over the age of 65, some 7% above the EA. It also accommodates 60 lone parent families, 4% lower than EA. There are 180 single pensioner households which at 18.5% is significantly higher than the EA family grouping at 12.4%. 70 residents are from black and minority ethnic groups, which at 3.2%, compares with the EA at 20.2%. 90 resi dents were born outside the UK.

Population density (people per hectare) is 1.31, compared to the EA of 4.1.

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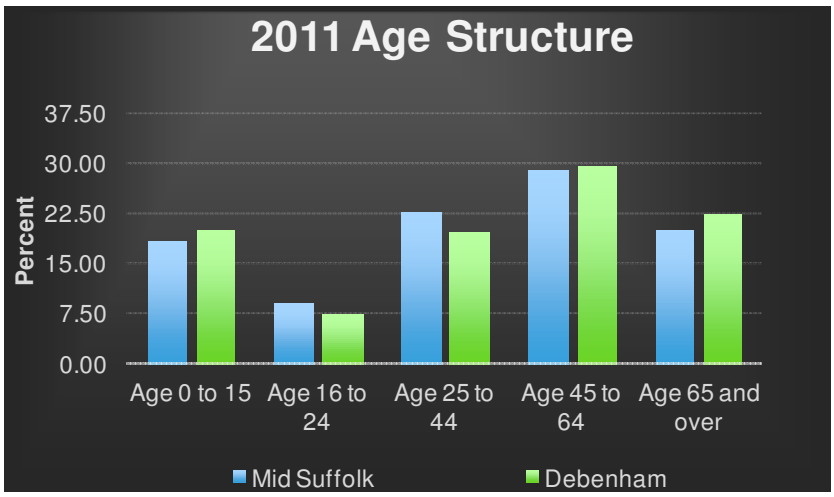
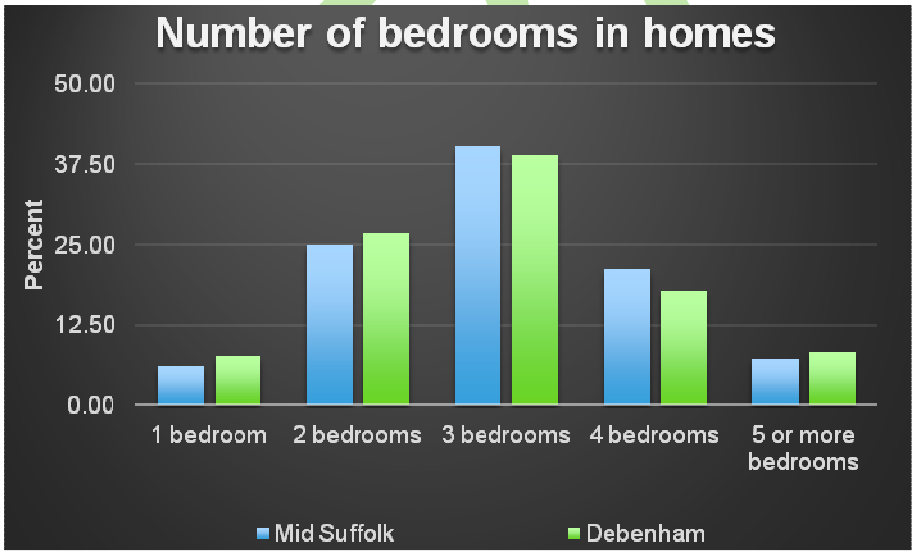


Graph 1
Source: 2011 Census.

Housing Mix

3.12 There are 504 detached houses which equates to 49.8% of the housing stock. The EA for detached properties is 22.3%. 303 semi detached properties exist which is broadly similar to the EA. 154 Terraced houses exist which at 15.2% compares to the EA of 24.5%. There are 41 flats which is 4.1% of the total stock, compared to 16.7% with the EA. 714 owner occupied properties account for 73.8% of the stock which is 10% higher than the EA, whilst the 122 social rented and the 106 private rented properties are less than the EA.



Graph 2
Source: 2011 Census

Property 'Valuations'

3.13 Regarding Council Tax Bands, there are 79 band A, 287 band B, 242 band C, 146 band D, 127 band E and 57 band F properties in the village. The number of

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band A, and D properties are below the EA, but the number of properties in bands B, C, E, and F are above the EA. The median house prices for the village in 2015 were: Detached £263,000, the EA being £320,000; Semi-detached £153,000, the EA being £211,000; Terraced £166,000, the EA being £175,000; and Flats £95,000, the EA being £131,000. The affordability ratio (median house price as a ratio of median income) is 12.4%, the EA being 15.4%.

Business Locations in Debenham

3.14 This Neighbourhood Plan does not seek to determine future industry and business activity for the village. The market will determine such development. The Plan does however seek to protect existing enterprises when ever possible. The village has lost a number of key service industry enterprises in the last few years, and with the advent of increased housing growth, and hence a significant population increase, the community will have a greater need to retain many such enterprises in the future.

3.15 The businesses in Debenham are largely small niche enterprises, employing a small number of staff. They tend to be very dependent upon IT, home based, and of a specialist technical nature. This means there is currently little or no demand for additional land to be made available for new buildings, as large units to accommodate a greater number of staff, and/or large machinery is not required. For this reason, this Neighbourhood Plan supports the district council's business strategy for the village, and recommends no change to the existing area of business activity, which is identified in the following map.

3.16 This plan does however, support a strong policy regarding the provision of broadband for any new development.

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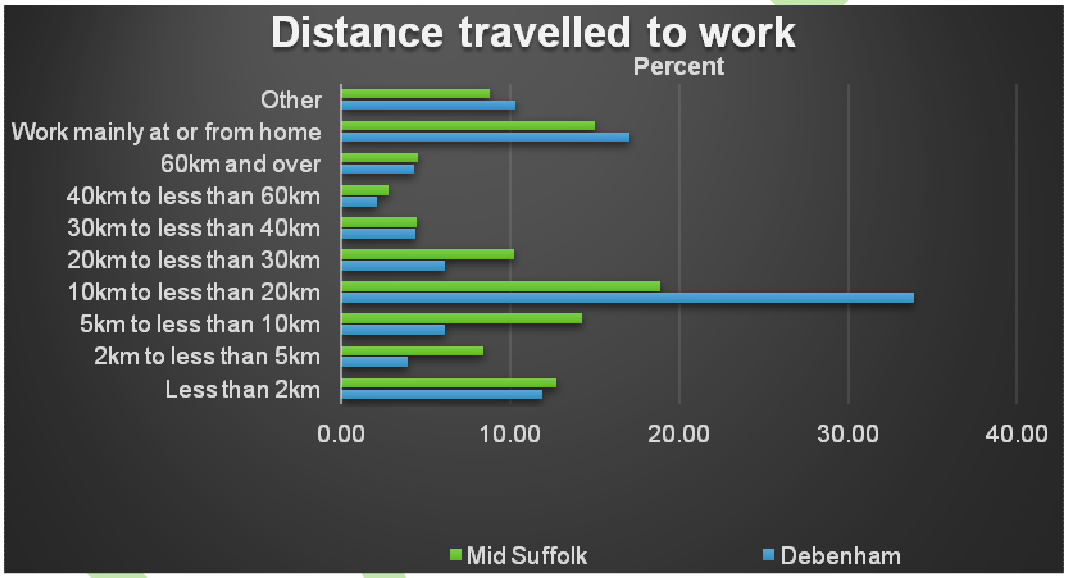
<u>Map 5</u> **Debenham's Retail and Commercial Core**

Employment

3.17 There are 1,040 economically active residents, 473 economically inactive resi dents, comprising 516 full time employees, 244 part time, 227 self employed, with 169 individuals working 49+ hours a week, 110 working from home, and, 300 employed in the public sector.

3.18 The largest employment sector is retail, with 135 employees, second is health and social work with 120 employees, and third is education with 115 employees. 115 (11.3%) are employed in managerial positions, 315 (31.7%) in professional or associate professions, 95 (9.3%) in administrative or secretarial occupations, 165 (16.6%) in skilled trade occupations, and 85 (8.3%) in elementary occupa tions.

3.19 One of the most important considerations the community will need to address is that of locally based employment opportunities. With significant numbers of adults dependent upon work outside the village, comes the issues of car owner ship, car parking and road infrastructure in, through, and out of the village.



Graph 3
Source: 2011 Census

'Prosperity and Health'

3.20 There are no households experiencing multiple deprivation (all 4 measures, no qualifications, at least one householder out of work, a long term illness, living in overcrowded conditions.) There are 96 working age DWP benefit claimants. This represents 7.5% of the village's working age population compared to the EA of 13.9%. Housing and Council Tax claimants records suggest there are 140 indi viduals claiming, (14.5% of households compared to 20.6% of the EA). There are 19 income support claimants, 94 pension credit claimants, 88 people living in 'income deprivation', all of which are significantly below the EA.

3.21 The estimated average total weekly income in Debenham is £790, compared to a Suffolk figure of £654, and a national figure of £673. The net weekly income after housing costs is estimated to be £490 in Debenham, £431 in Suffolk, and £423 nationally.

3.22 There are estimated to be 51 children in 'out of work' households, 75 children in lone parent households, and 31 children in poverty, all significantly lower than the EA.

3.23 There are 145 people with a limiting long-term illness, with 70 people receiving attendance allowance, and 80 individuals receiving disability living allowance. Two of which are lower than the EA, but the number of people with limiting long-term illness in Debenham, is higher than both the county and national situation.

Education

3.24 Pupil attainment at Key Stage 1 and 2 is higher than both the Suffolk and na tional average. Within the village there are 390 people with no qualifications, 220 with the highest qualification being level 1, 245 being level 2, 220 being level 3, nd 555 level 4. We have fewer people with no qualifications, and more with the highest level of qualification than both the county and nationally. As of Septem ber 2017, there are 12 places available at the Primary school, but none at the High School.

Transport and Connectivity

3.25 130 households have no cars, 410 have one car, 325 have two cars, 75 have three cars, and 30 have four cars or more.

3.26 82 minutes is the average travel time taken to the nearest hospital by public transport. The county average is 53 minutes. 43 minutes is the average travel time taken to the nearest town centre, compared to 23 minutes for the county average.

Quality of the local Environment

3.27 CO2 emissions (ktonnes-kt) per head in Debenham is 7.9Kt compared to the district average of 6.7Kt. 40% of household waste is recycled compared to the district average of 35%. Residual waste per household is 428Kg compared to 618Kg in the district.

Local Engagement

3.28 18% of adults have participated in a group that makes decisions that affect their local area in the past year, compared to 14% at a district level. 34% of people

believe they can influence decisions locally compared to 29% in the district.

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Section 4.

'So how does our plan fit with the national and district plans? How many houses are we expected to accommodate, and where are they going?'

Policy Context

4.1 Ideally, a development plan for a village, is prepared from the outset, and before major infrastructure elements are in place. Sadly, no existing settlement of the size of Debenham can produce such a plan, given that most communities have evolved over many centuries. The Debenham Neighbourhood Plan recognises that the village doesn't start with a blank piece of paper, rather, with a clearly defined, historically significant and aesthetically pleasing village. It is possible that had the community been able to start the whole planning process from scratch, many of the key infrastructure facilities may not have been sited in their current locations. The Plan therefore, seeks to make the best from the current starting position, balancing the 'need and desire', with the 'practicality'. The opportunities that new developments may afford the village, should be considered as part of the evolving process.

Mid Suffolk District Council Policy Context

4.2 The current strategic planning policy for Debenham is contained in the Mid Suffolk Core Strategy, (adopted in 2008), and the Mid Suffolk Core Strategy Focused Review (adopted in 2012). In 2015 the District Council commenced work on the preparation of a new Joint Local Plan (JLP) with Babergh District Council. A Joint Local Plan Consultation Document was published in August 2017 to identify issues, put forward options, and in some instances to indicate initial preferences. Publication of the Regulation 19 Draft Joint Local Plan is planned for winter 2017/2018.

4.3 Debenham is identified as a Key Service Centre in the Core Strategy settlement hierarchy. Key Service Centres are large villages with a good level of services, which might include:

a primary and a secondary school within the settlement or easily accessible by public transport;
primary health care facilities;
a range of retail and service provision capable of meeting day-to-day needs, in particular for convenience shopping;
local employment opportunities; and
frequent public transport to higher order settlements.

4.4 The Neighbourhood Plan must reflect and 'conform' with the overall policy context. In particular it will need to have regard to:

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i. those settlements which function as a Key Service Centre and which could potentially offer suitable location for accommodating some of Mid Suffolk's future growth requirements (subject to planning, environmental and other designations and constraints);
ii. those settlements where there is a clear development need, be it for affordable housing, business or to fill a gap in service provision such as to meet a need for a new doctors surgery;
iii. those settlements where there are services available and where some development could help sustain the existing service base; and
iv. whether there are a geographic clusters of settlements which are closely related functionally and where there is provision on collective basis.

The Joint Local Plan Consultation Document maintains the status of Debenham within the settlement hierarchy, although it proposes that key service centres be known as core villages in future.

Emerging Joint Local Plan Considerations

4.5 In May 2016, Mid Suffolk District Council published its Draft Strategic Housing Land Availability Assessment (SHLAA) as part of the process to identify potential land availability across the district. In Debenham they identified three potential sites, including land off Ipswich Road, land north of Gracechurch Street, and land off Aspall Road opposite the primary school. Subsequently, a further call for sites went out across the district, with a closing date of August 2016. The outcome from this exercise added a further 5 potential sites. (See MSDC SHELAA report in appendix).

4.6 It is imperative therefore if our community wishes to have an involvement in shaping the future of Debenham that we create our own Neighbourhood Plan. Once made (adopted) the Plan will become part of the Development Plan which forms the basis for making decisions on planning applications. Having our own Neighbourhood Plan will allow us to guide and shape the location and form of any new development and allow us to identify locally important features and characteristics that should be taken into consideration when deciding planning applications. These will not be contained in the higher level local plans, and therefore the Neighbourhood Plan adds value to the planning policy framework.

4.7 The presence of an adopted Neighbourhood Plan also ensures additional funding through the new Community Infrastructure Levy (CIL) arrangements. Currently, a 25% financial return can be expected to parishes that have an approved Neighbourhood Plan in place, and 15% to those without such a plan. The CIL provides an excellent opportunity for our local community to set out its priorities to fund projects, such as car parking, and traffic flow measures, addi-

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tional school places, leisure and recreational facilities, and those other aspects that inevitably come with housing growth and community development.

Planning for Housing Growth

4.8 The Core Strategy Focused Review (2012) sets a requirement of 750 new homes in the Key Service Centres (KSC) between 2012 and 2027. However, taking a straight division of the KSC allocation of at least 750 homes is not appropriate given that each KSC is very different and has differing needs and capacities. Across all 10 KSC's 424 new homes were completed between 2012 and 2016 which leaves a minimum of 326 new homes to be built in the remaining 11 years of the plan period. A number of sites will have planning permission but have yet to be built, although the totals for the combined Key Service Centres are not yet known. However, 48 new homes were built in Debenham between 2012 and 2016 (average 12 per year) and there were permissions for a further 73 new homes in the Debenham "functional cluster" at 2016. This would suggest that there is no requirement to find sites in the village to meet the Core Strategy requirement to 2027 as Debenham will have provided over 120 homes without any additional sites coming forward. Given that there were 73 homes with consent, the start date of this Plan will be in accordance with most other Neighbourhood and local plans, which have start dates in the past, in order to pick up and take account of existing permissions when calculating the future delivery of housing. The most recent data published by Mid Suffolk District Council is for the monitoring year ending 31 March 2016. As such, the start date of 2016 will take account of the number of homes in Debenham with planning consent but not commenced at the time.

4.9 Given that the Neighbourhood Plan is planning through to 2036, there is a need to make provision for longer term growth, effectively for a further 9 years over and above the Core Strategy projection. At this stage, it is not known what the emerging local plan is likely to say about the housing needs of the district over this period. The latest government projections predict that the number of households in Mid Suffolk will increase from 43,000 to 51,000 between 2016 and 2036, representing an annual rate of 400 new homes compared with the Core Strategy Focused Review annual requirement of 256. The average completion rate in Mid Suffolk since 2012 has been 395, significantly above the local plan requirement and very close to the government projections requirement.

4.10 The 2011 Census data, suggests that there are 194 more dwellings in Debenham (and Aspall) than there were in 2001. That's a 23% increase over the 10 year period. Between 2011 and 2016 there were 52 new homes completed in Debenham. That's an average of 16 per year.

4.11 The Babergh and Mid Suffolk Joint Local Plan consultation document (August 2017) stated that a total of 9,951 homes would be needed across the district between 2014 and 2036. The options for the distribution of that growth

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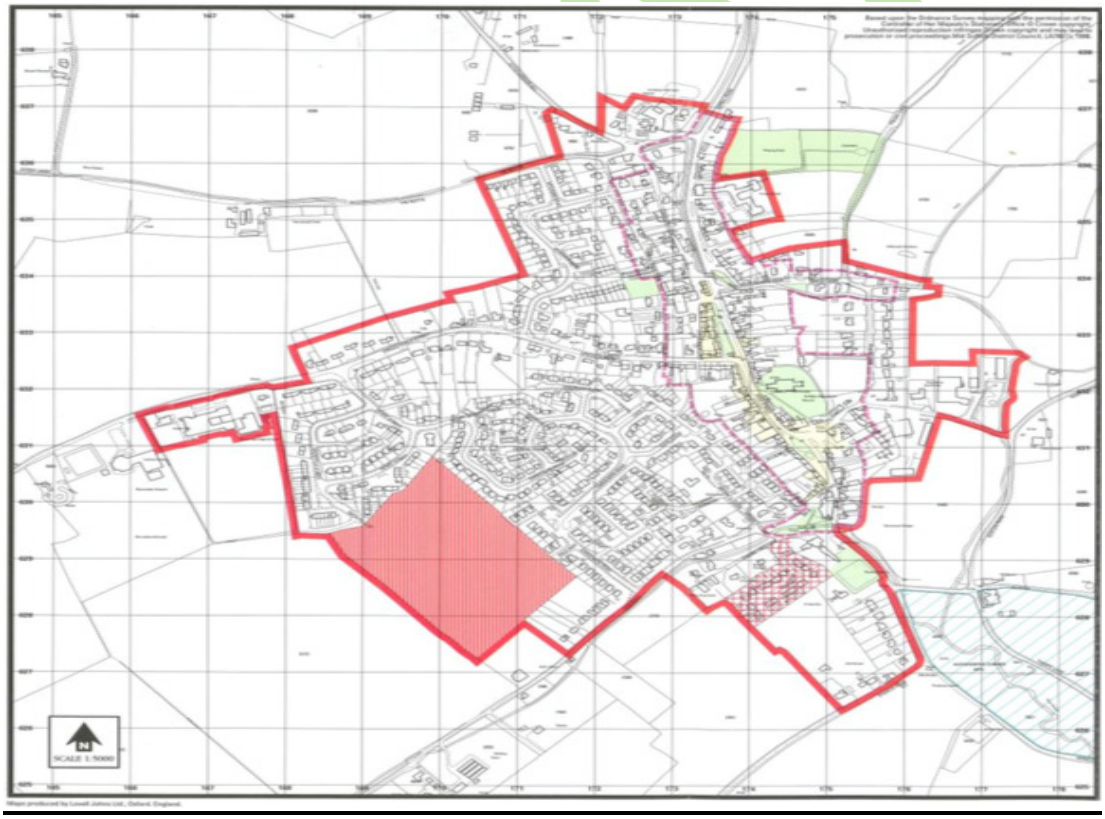
were for the Core Villages (of which Debenham is one), to receive between 15% and 30% of that planned growth.

4.12 Without a preferred option being chosen at this time, it is not possible to identify a specific amount of growth for Debenham based on the Local Plan options. However, a proportional distribution of this growth to the Core Villages, based on current population, would result in a requirement of between 84 and 167 homes in Debenham between 2014 and 2036.

4.13 This suggests that building at the same rate in Debenham as achieved over that period 2012-2016 would continue to meet the local need and contribute to the overall requirements of Mid Suffolk. As a minimum therefore, 84 homes may need to be built in the period 2016-2036, a lower average rate than achieved since 2001.

Existing Settlement Boundary

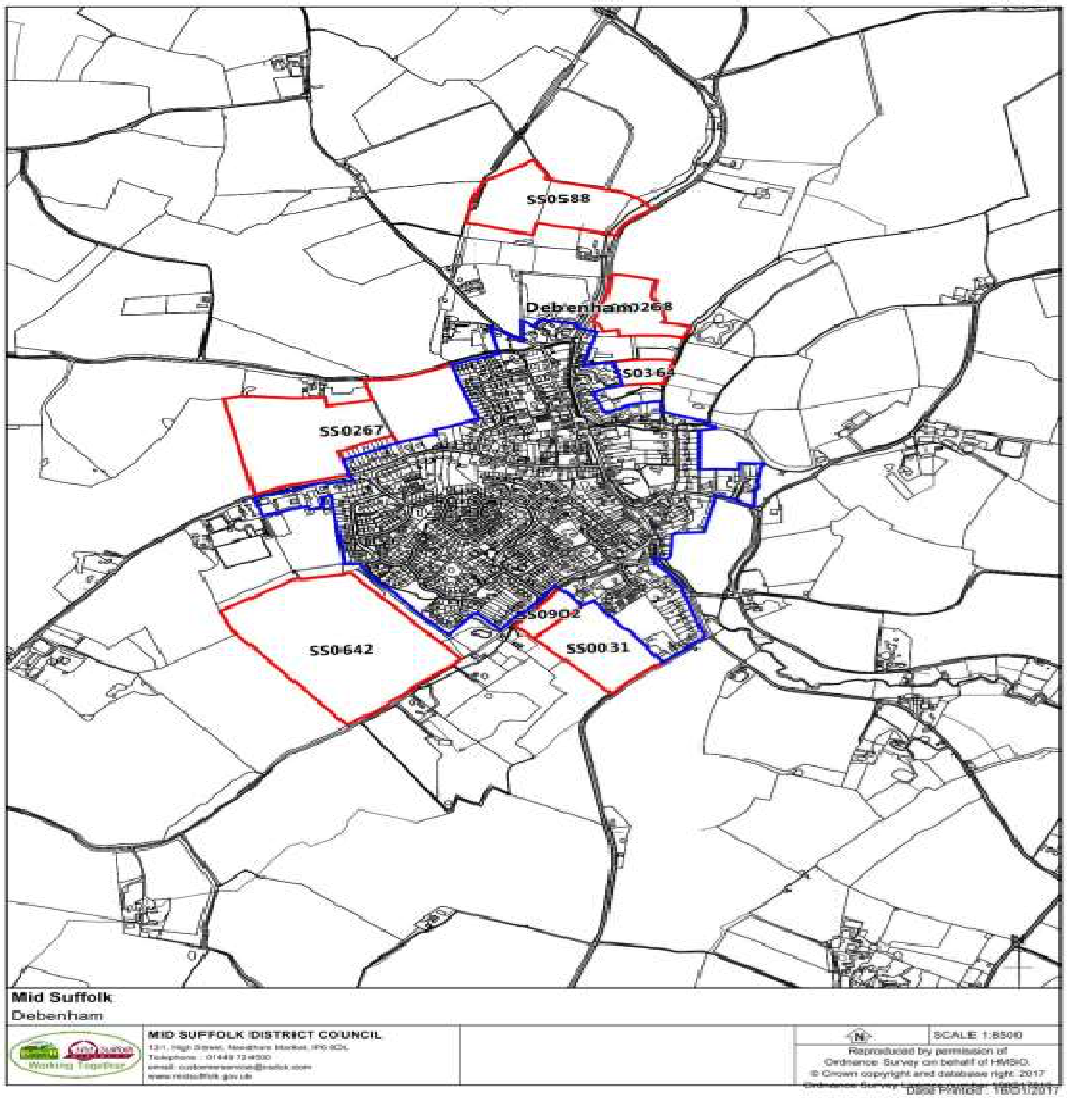
4.14 There is a general presumption in favour of development within the Settlement Boundary. However, in order to meet the identified housing needs it is expected that sites will need to come forward on greenfield sites outside the boundary.



Map 2
Existing Settlement Boundary (1998)

Independent Strategic Site Assessments for Potential Development

4.15 The map below is from MSDC's Strategic Housing Land Availability Assessment, Following their call for sites in 2016/17.



Map 4 MSDC's SHLAA (2017)

MSDC's Current Position on Suitability of Sites in Debenham

4.16 MSDC's current position on those sites it has considered as being suitable for residential development, following its two 'call for sites' exercises, concludes the following:

a) SS0267 Land north of Gracechurch St, site considered suitable. Yield 150.
b) SS0642 Land north of Low Road, site considered suitable. Yield 250.
c) SS0902 Land south of Low Road, site considered suitable. Yield 24.

Independent Strategic Sites Assessment

4.17 Following advice from MSDC, in July 2017, the Parish Council resolved to undertake its own assessment of all seven sites identified in MSDC's call for sites exercise. Financial assistance was sought from Locality, and AECOM was commissioned to undertake the site assessments. The full report can be seen in the appendix.

In summary, AECOM concluded the following:

a) SS0031 Land north of Ipswich Road, site suitable with minor constraints. Yield 60-140.
b) SS0902 Land south of Low Road, site suitable subject to certain conditions, (no car access to Low Road, and, SS0031 is developed). Yield 15-35.
c) SS0268 Land east of Aspall Road, site suitable with minor constraints. Yield 37-87.
d) SS0267 Land north of Gracechurch St, entire site not suitable, eastern half suitable with medium constraints, Yield 80-188.

Furthermore, the following sites were not considered suitable:

e) SS0364 Land west of Priory Lane.
f) SS0588 Land north of Gull Farm.
g) SS0642 Land north of Low Road.

Phasing of Housing Allocations

4.18 The importance of providing a supply of housing to meet the needs of present and future generations is highlighted in the NPPF. This is because housing needs change over time and both the supply and the demand for different types and tenures of housing is influenced by factors such as the economy and changes to government policy. Debenham's need for affordable housing currently exceeds the amount available and it is therefore vital that any additional affordable housing that is delivered through Section 106 legal agreements meets local needs. By phasing the delivery of new housing sites, it will be possible for new homes to meet both affordable and market needs that arise in the short, medium and longer term.

4.19 By examining housing completions over the long term in the village (2001-2016) it is noted that, on average, 15 new homes were completed every year. But this delivery comes in peaks and troughs. For example, 41 new homes were built in 2013-14 but only one the following year.

4.20 Given this demand and historic pattern of delivery and to ensure that development takes place in accordance with the Plan's strategy of meeting the identified housing needs over the Plan period without detrimental impact on the environment and infrastructure of Debenham, it is necessary to phase the provision of the allocated sites. This phasing will ensure that there will be a continuity of supply and enable the process of monitoring and review. It also recog-

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nises that some sites have development constraints to overcome before they can be satisfactorily delivered.

Assessment of sites and proposed allocation for development

4.21 The assessment is based upon

- The requirement for Debenham's Neighbourhood Plan to conform to National Planning Guidance and the emerging policies in MSDC 's emerging Joint Local Plan.
- MSDC's desktop analysis of the Debenham sites.
- AECOM's independent expert analysis of the Debenham sites that included a desktop analysis and site visit for on-site technical appraisals.
- The views, concerns and aspirations of local residents as expressed in their feedback during NP consultation. In particular local residents aspirations for new development to retain and add to the charm and character of the village, matched by concerns relating to inadequate infrastructure, flooding and traffic bottlenecks.

4.22 The allocation of sites for development is one of the most contentious aspects of planning, likely to raise strong feelings amongst our community. However failure to allocate sites for development, in accordance with MSDC 's emerging Local Plan, could leave Debenham vulnerable to unwelcome inappropriate development. The allocation of sites in the NP provides an opportunity to steer development towards locations that are the most appropriate and minimise the impact on the village in terms of traffic and flooding.

Recommended Sites for Development

4.23 The three sites, SS0031, SS0902 and SS0268, developed in sequence, could provide the housing requirement for the village between 2016 and 2036, whilst minimising the impact of traffic flows, and flooding. Together these sites could deliver between 112 and 262 new dwellings, which will provide some flexibility for accommodating changing housing requirements during the Plan period. Policies proposing the development of these sites are set out in Chapter 9 of this document.

Sites not Recommended for Development

4.24 Site SS0588, 5.53 Ha of Agricultural land west of Aspall Road and north of Gull Farm. Development is not acceptable as the site is detached from the village, distant from services, would have an unacceptable visual impact, some traffic impact and increase the risk of flooding.

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4.25 Site SS0642, 13.5 Ha of Agricultural land north of Low Road. The scale of development has the potential to significantly change the size and character of the village. The site is far from the village centre facilities and is likely to have an unacceptable traffic impact on the village.

4.26 Site SS0267, 11.6 Ha Agricultural Land north of Gracechurch Street. The scale of development has the potential to significantly change the size and character of the village. Development would have significant traffic impact along a bottlenecked Gracechurch Street towards High Street. It would have an unacceptable visual impact, and increase the risk of flooding, with surface water from the development discharging at the north end of the village (i.e. upstream of village centre).

4.27 Site SS0364 0.74 Ha Woodland west of Priory Lane. The site cannot be accessed by car, and there is no realistic prospect of upgrading this end of Priory lane. Development would have a significant negative amenity and visual impact.

Section 5

'How do we protect the unique landscape character of our village?'

Debenham Natural Landscape Character Assessment 2016

(This section should be read in conjunction with the full landscape assessment, MSDC's 2009 Conservation Area Appraisal, and the environmental and built landscape photos, which follow).

5.1 In 2015/16 the housing and transport theme group undertook a landscape character assessment. The full methodology used and the results can be found in the supporting documents. The draft landscape character assessment of key views in and around Debenham relates to both the natural and built environment, and is defined in the European Landscape Convention as '...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe, 2000). Visual or visual amenity considerations relate specifically to the views of a landscape afforded to people. These separate but related issues form the basis for landscape and visual impact assessment (LVIA).

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Map 6
Source: 'MSDC Core Strategy'
The map above indicates the positions from where the photos of the landscape and built environment were taken.

Methodology

5.2 The assessment process carried out has been based on 'Guidelines for Landscape and Visual Impact Assessment: Third Edition' (Landscape Institute, LI, and Institute of Environmental Management and Assessment, IEMA, 2013). The overarching study area includes the main lanes and roads surrounding Debenham village, together with key visual points of significance, detailed on the enclosed map. All visual points are within 0.5km of the boundary edge of the village.

Landscape Character

5.3 According to the Suffolk Landscape Character Assessment, Debenham is located within the Plateau, Rolling Hills, and Ancient Estaste claylands landscape typologies. The key characteristics are:

Gently rolling valley clay lands which is typically undulating or flat;

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Ancient organic pattern of fields;
Rich stock of medieval and later vernacular buildings, but generally less glamorous than those in south Suffolk;
Large modern agricultural buildings a recurrent feature;
Limited woodland;
Small copses around farmsteads; and
A working landscape on which suburbanisation is only beginning to make an impact compared with other parts of the county.

5.4 The Suffolk Landscape Guidance includes within its development management section the following concerning the impact of buildings:

‘ In these valley side landscapes, the visual impact of new vertical elements is increased by the landform. Therefore new buildings are likely to have a significant impact on both the character and visual amenity of valley floor and valley side landscape types. The setting of specific features and elements of these landscapes, such as small-scale enclosure patterns or historic buildings and monuments, can also be significantly damaged. The majority of development will, to some degree, be subject to this problem. Therefore, it is essential to manage this issue effectively, taking every opportunity at the earliest stages of the development of the proposal to modify and improve it or to be clear with the applicant that the impact of the proposal is unacceptable or may be at a high risk of refusal due to landscape impacts. Valley side landscapes have historically been a focus for settlement. However, large- scale expansion should be confined to the adjacent plateau. In this location the landscape and visual impact can be more easily mitigated with effective planting and design.’

<u>Landscape Sensitivity</u>

5.5 Whilst some areas of the Debenham landscape are identified as being sensitive to development (due largely to rural characteristics, visual sensitivities and a general appreciation of wide views across the open arable landscape) with the careful consideration for retention and enhancement of local features, development in certain locations could be suitably integrated within the local landscape without resulting in significant disruption to local landscape character. Overall, taking into account that the local landscape is not designated, together with scope to accommodate a limited amount of development, this landscape is considered to have a medium sensitivity.

5.6 The character and charm of the village is at its best when the built up area sits comfortably, and hidden, in the landscape of the shallow valleys. To maintain and enhance this character it is important that the visual impact of any new development is minimised by visually containing the site. This is to be achieved by the provision of woodland and landscape planting on all boundaries of the site; with the greatest depth and screening on those boundaries on the higher levels of the valley slopes.

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5.7 Whilst the first 14 views are considered as 'high' or 'medium', regarding their visual sensitivity, this does not mean that some appropriate development on these sites, might not enhance the village appearance and its progression.

View 1 Opposite the Leisure Centre looking towards the Primary school and 'The Butts'. Land drops down towards the estate, dwellings nestling in the landscape with trees breaking up the roofscape on the skyline. Visual Sensitivity. **VS HIGH**

View 2 Opposite the High School looking down to Derry Brook. Open land gently rolling downwards to the farm **VS HIGH**

View 3 'Hilly Filly', looking down to Derry Brook, land drops down to Derry Brook, looking towards the Butts estate the dwellings nestle in the landscape with trees breaking up the roofscape on the skyline. **VS HIGH**

View 4 View from Kenton Bridge looking across the flood plain to the Cherry Tree Public House. Flat flood plain with employment use on the edge with factories clearly visible. The land rises beyond the B1077 with a mix of built development and trees. This is an example of the 'Debenham character' of the value of trees within the development to break up the roofscape and avoiding the built development dominating the skyline. **VS HIGH**

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View 5 Field north of village opposite the primary school and between Aspall Road and Priory Lane track. Rising land with open frontage to highway, no footpath. Other boundaries with mature hedgerow and landscape presence, with strip of uncultivated wildflower land adjacent to cemetery and the playground. **VS MEDIUM**

View 6 Field fronting Ipswich Road, rising then falling down to Low Road. **VS MEDIUM**

View 7 Field fronting Winston Road/Ipswich Road. Rising land with open view with hedgerows. **VS MEDIUM**

View 8 View from top of track north of the allotments. Important view across the valley. High Street, Gracechurch Street and Andrews Close. Attractive mix of villagescape, and roofscape, with mature trees at foot of valley. Trees are located throughout the built development and on the skyline. The result of which is a skyline softened by trees. A distinct view and an example of the Debenham village character which needs to be maintained and enhanced. **VS HIGH**

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View 9 View from track, towards the field opposite the primary school. Strong country-side character, with distant views to open countryside and views beyond. **VS MEDIUM**

View 10 View from Kenton Road towards Kenton. Rising farmland, open views with trees, meadows and horse paddocks. **VS MEDIUM**

View 11 View from vehicular track and foot-path adjacent to Mount Pleasant, looking to-wards the church. This is a low shallow sided valley with attractive mix of village scape in the distance, with trees and hedging along the valley floor and on
the skyline that hides and softens the impact of the built up area. **VS HIGH**

View 12 View from the ridge, north of the Ipswich Road towards the Meadows Development and the Leisure Centre. **VS MEDIUM**

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View 13 View from landscaped area north of Low Road towards the land west of the Meadows Development. **VS MEDIUM**

View 14 View from north of the landscaped area above, towards the Leisure Centre. **VS MEDIUM**

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Section 6

'What about our unique character and charm of the built environment?'

Built Environment

6.1 The built environment follows a linear pattern either side of the High Street running from the north to the south, with the more recent growth from east to west incorporating the village's estate housing and the High School.

6.2 The Grade 1 listed Church of St Mary, mentioned in the Domesday survey of 1086 lies at the centre of the Conservation Area. Over the past 1000 years Debenham has grown to its present size of approximately 1000 dwellings. The majority of this current development happened in 2 phases: a medieval period of wealth during which the historic core of the village was built; and the post war period when the dwellings, housing estates, High School on the west of the village were built. The traffic generated by these developments on the west of the village have an adverse impact on the quality of the built environment and amenity of both the High Street and Gracechurch Street. At times lorries, cars, cyclists and pedestrians are competing for the same highway space given the inade-

quacy of pavement space and absence of cycle routes. The scale and massing of the dwellings in the village is single or two storey, with some providing accommodation in roof spaces. Densities are predominantly low with dwellings situated within their own garden space and with the exception of the historic core, set back from the kerbside. Within this built up area large gardens, shared open space and footpaths connecting the built up area to the surrounding countryside create and maintain the rural village nature of Debenham. New developments therefore should contribute to the street scene and must be of a height and scale that does not detract from the amenity and appearance of adjoining properties.

6.3 In order to maintain and enhance the rural nature of the village, new development proposals for sites adjoining the existing built up boundaries should avoid hard edges with the existing development and with the countryside by creating landscape buffers. New development proposals should also incorporate good pedestrian and cycle routes out into the countryside; and incorporate good pedestrian and cycle routes from the development, and off site of the development, into the village centre and the local schools.

6.4 Within the built up area, the replacement of existing dwellings and sub division of existing residential plots and gardens to create new dwellings should, incorporate good quality design which maintains or enhances the character, appearance and setting of existing buildings and street scene; and not have an unacceptable impact on the amenities of neighbouring occupiers, or impact significantly on the landscape setting or the conservation area.

6.5 Specifically, proposals should provide and maintain adequate amenity space, and adequate access and parking.

6.6 The following photographs were taken from various locations around the village to give examples of the built landscape. They typify the eclectic historical features created over the last few centuries, but emphasize the more recent build during the last one hundred years.

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View 15 Views from just north of Water Lane, looking up the High Street to the Gracechurch Junction. A mix of development and strong presence of trees and open space fronting the High Street

View 16 View looking down from other end of the High Street, showing a range of buildings from the last three centuries, and the impact of green spaces and mature trees juxtaposing the built scene.

View 17 From Cross Green, clear demonstration of sympathetic blending of styles

View 18 Low Road/Gardeners Road junction. Wide roads, footpaths, green open spaces and trees

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View 19 Priory Lane with its landscaped gardens and grass verges

View 20 Winston Road entrance to village, with the 2014 development showing space and green lungs

View 21 The Meadows development with sympathetic landscaping and large open spaces

View 22 Sackvylle Street, example of 1990's social housing provision, with wide roads and grass verges and open spaces

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View 23 Henniker Road, mix of housing types but predominantly bungalows

View 24 Gracechurch Street, one house dates from 17th century, rest being a mixture of modern style and thatched roofed properties

View 25 Aspall Road, quaint eclectic styles at entrance to village

View 26 Chancery Lane, mixed historic style housing, with roads not designated for modern day traffic

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6.7 The photos above illustrate the style and character of the built environment in and around Debenham. Clearly visible is the space allocated for and around housing developments, and the natural landscaping that has been made an integral part of any development. With the exception of the latest development on the Meadows site, housing over the last 50 years, has been positioned back from the highway and footpaths, to create green lungs in the form of front gardens. The Meadows development has compensated for the lack of front gardens with large areas of welcome open space in and around the development. The conservation area retains all its character and charm and is complemented by well-kept greens.

6.8 The built environment is characterised by a number of common aspects that are found throughout the village. These include: black painted plinths, decorative door canopies, diaper red brick patterning, traditional shop front windows, black bargeboards, fascias and soffits, timber 'cottage' style doors, vibrant render colours including pink, yellow, blue, green and cream, and terracotta coloured pantiles. The use of these features must be continued in future development proposals.

Photographic Character Assessment - Historic

6.9 The photos below highlight common details and themes seen through Debenham.

Black painted plinths

Decorative door canopies

Diaper brick patterning

Traditional shop front windows

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Black bargeboards, fascias and soffits

Timber 'cottage' style doors

Vibrant render colours

Vibrant render colours

Photographic Character Assessment - Modern

6.10 The photos below show recent developments of a contemporary nature seen in Debenham.

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Conservation Area Assessment

6.11 The Conservation Area Appraisal addresses issues of quality and identifies listed buildings. A review of this appraisal suggests no alteration to the old boundary line is required.

6.12 The original appraisal has been superseded by one change. Under " losses and gains " it lists the old garage premises ('Shulvers Garage') as " untidy ". This site is currently being redeveloped.

6.13 The Conservation Area Boundary should remain and the existing appraisal as adopted (subject to the change re 'Shulvers Garage'), should be incorporated into the Local Plan.

Section 7

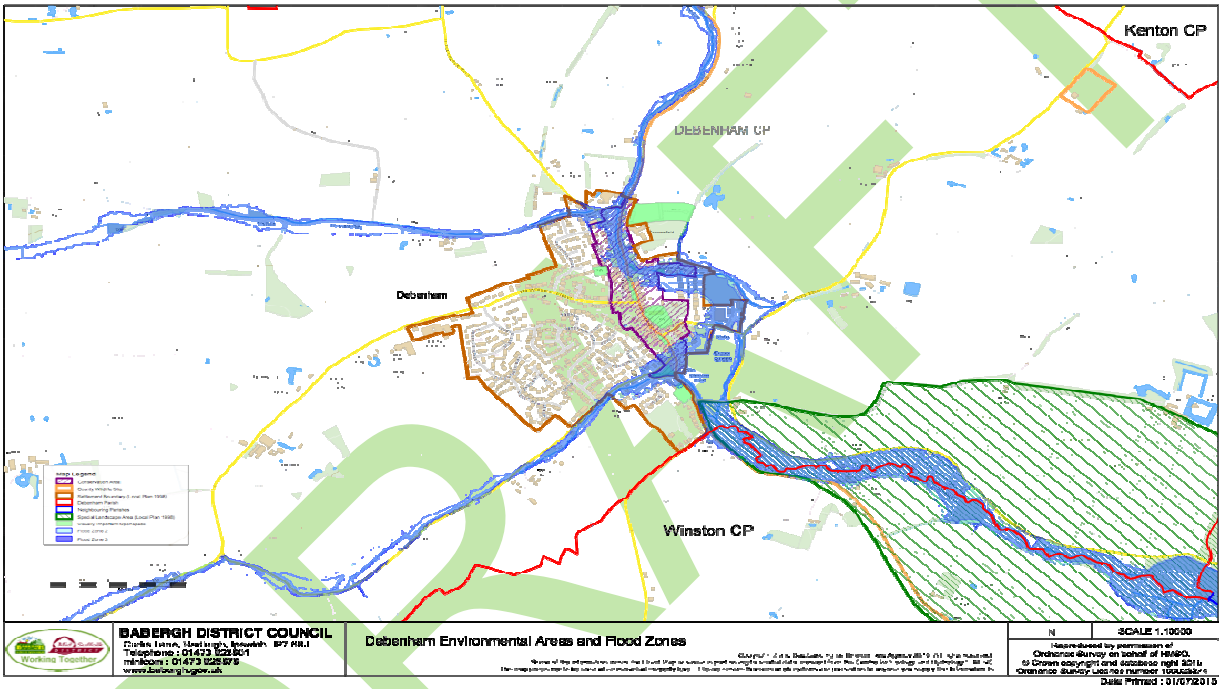
'We all know this village floods. How do we minimize future flooding with any further development?'

Flooding in Debenham

(The photo above is the effects of 'flash flooding' in1993, and depicts Aspall

Road looking towards the primary school.)

7.1 Flooding is a known issue for Debenham due to three tributaries of the River Deben converging in the village. There are many constraints to engineering a flood protection scheme within the village and hence the solution to the flooding may be to 'slow-the-flow' prior to the water reaching the settlement. In this instance the implementation of Natural Flood Management (NFM) attenuation features could represent a solution. The Project Board (which includes the Environment Agency, Lead Local Flood Authority, and Essex and Suffolk Rivers Trust) for the Holistic Water Management Project has already reviewed a range of measures which could help reduce flooding in Debenham, whilst providing water quality and habitat benefits.



Map 8
Source: MSDC's Planning

7.2 Debenham is located at the headwaters of the River Deben. The map below indicates the watercourses; Aspall Drain/The Gulls, Derry Brook and Cherry Tree Brook (and their associated drainage catchments) and their convergence in the village.

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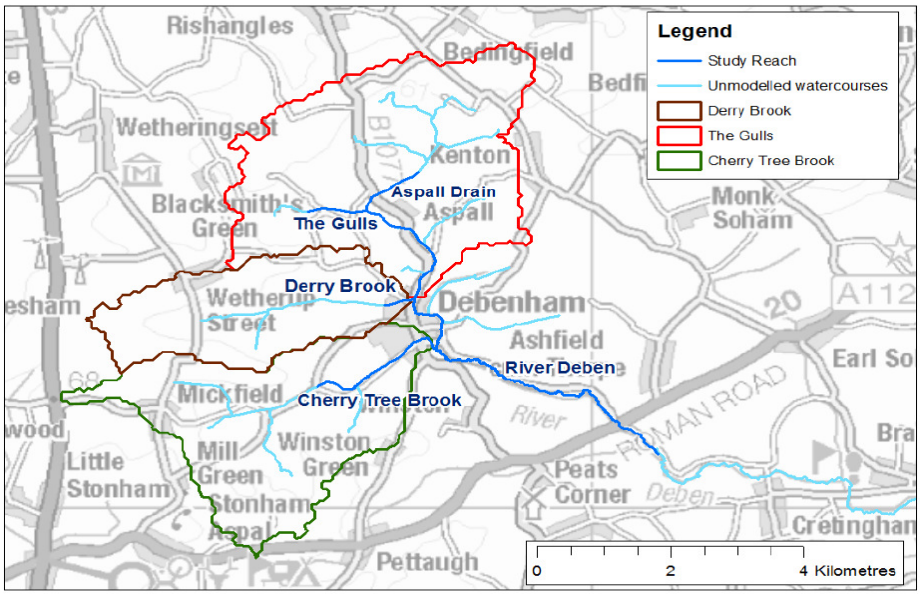

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Flood Alleviation

7.3 Currently four NFM schemes have been proposed around Debenham. Two are constructed/under construction; the other two are seeking funding. The four proposed NFM projects are located in two of the three drainage catchments; the Gulls and the Cherry Tree Brook catchments.

This plan advocates that development,

Adheres to:

Flood risk advice that simply follows National guidance (i.e. scheme lay-outs that avoid land subject to flooding);

The sequential test needs to be strongly applied to all flood risk assess-ments with only those sites with the lowest flood risk considered for de-velopment.

. Creates:

Sustainable Drainage Systems (SuDS) to be proposed as part of all de-velopment proposals. Where the downstream network is identified as be-ing susceptible to flooding, the drainage system should aim to provide a reduction in runoff rates for the more severe design storms, i.e. 'slow-the-flow' at a site level in addition to the NFM features that 'slow-the-flow' at a catchment level; and

. Ensures:

The integration of Natural Flood Management (NFM) features are consid-ered as part of a development proposal.

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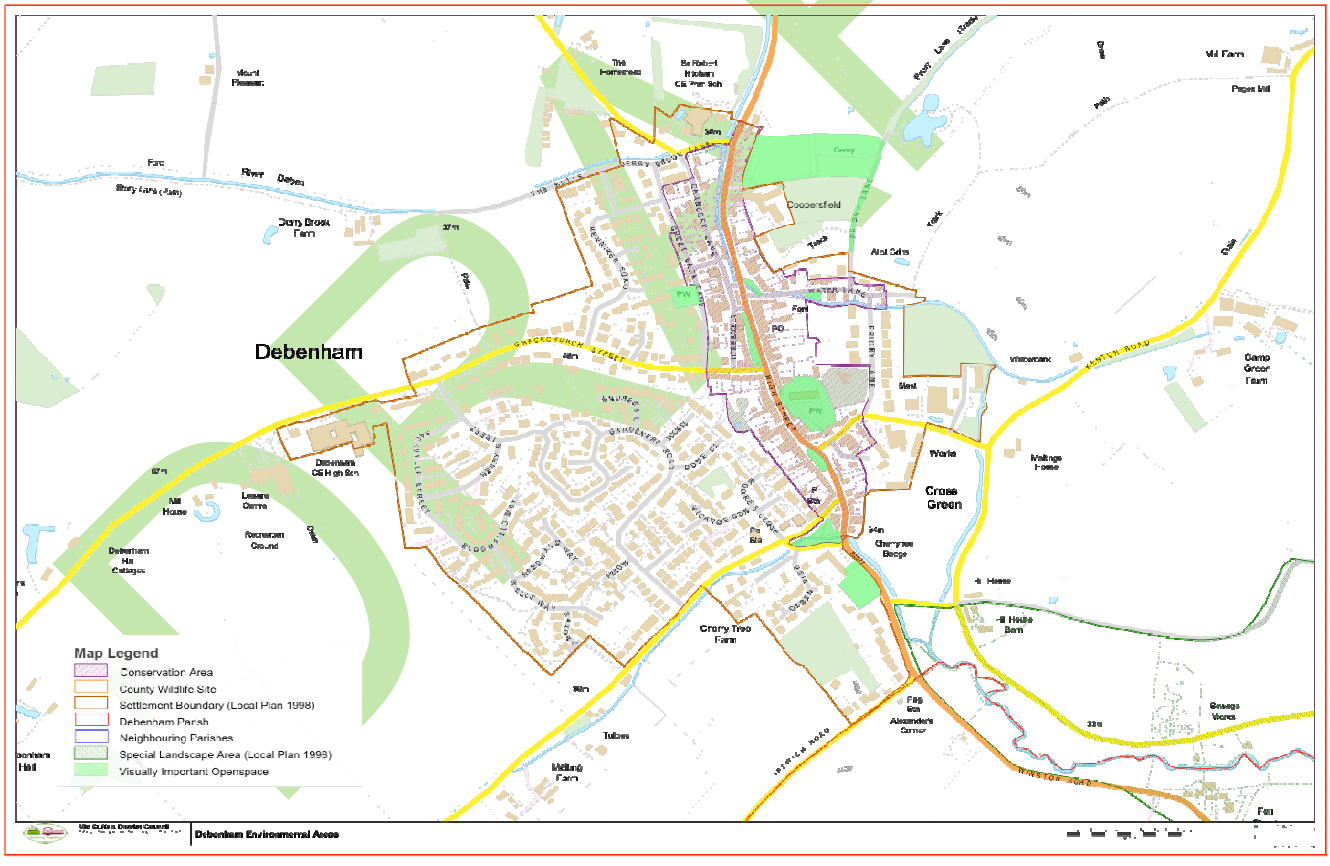
Section 8

'What about protecting our green areas and open space?

Debenham's Green and Open Spaces

8.1 The map below shows some of the visually important green and open spaces in the centre of the village. Appended to this report is the detailed Local Green Space Appraisal for Debenham. In essence they comprise the Recreation Ground and Cemetery, Market Cross, St Mary Magdalene Churchyard, Cross Green and the land near Cherry Bridge. There are also a number of play areas on the Meadows, Upper and Lower Gardeners Road, and the Recreation Ground. However, the largest areas of open space include the Leisure Centre playing fields, the allotments and Hoggs Kiss Lake and woods. All of these spaces are extremely important to the visual appeal of the settlement and the health and wellbeing of the community. The full list of the areas that will be protected from any form of development can be seen in the policy section.



Map 7

Section 9

'So what is our vision for the village, and what are we aiming to achieve?'

Vision, Objectives, Aims and Policies

9.1 The purpose of this Plan is to provide a locally determined approach to make Debenham a more sustainable community and to formulate and define the policies that are required to achieve this. Following the substantial local public engagement events and activities that have taken place, the following vision, subsequent objectives, aims and policies have been formulated.

9.2 We have set ourselves 5 main objectives, which attempt to resolve in part, those 5 key community concerns. For each objective, we set out our aim, followed by the policies we believe that are required to deliver on these objectives. The policies are then followed by the reasons behind them, and the supporting evidence.

9.3 **Our Vision:**

'***Debenham will strive to celebrate its proud heritage, develop a vibrant economy, and support a thriving community. Our community will endeavour to ensure that it remains at ease with itself.'***

Our Objectives:

9.4 ***Objective 1*** - (**Policies 1 - 9**)

To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan.

Our Aims:

Investment in more affordable housing especially for younger people will be a key aim, and as the total population increases with new developments, the community will become more sustainable, with a larger proportion of working age people and their young families. This population increase, will impact most perhaps on both the village schools and the doctor's surgery, and provision will need to be improved to take account of this. The plan reflects the preference expressed in the residents survey to create a number of small developments with the emphasis on 2 and 3 bedroomed units, rather than larger scale developments. It is recognised however, that monies negotiated for infrastructure de-

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velopment through ‘CIL and Section 106’ could be reduced by this type of approach.

The community strongly prefers smaller development schemes up to 15 units. Larger schemes must demonstrate that they will generate wider community benefits to the village. This smaller type of development will also appeal to those who wish to downsize to a smaller home and yet stay within the village. Improving the housing choice for the older generation is another key aim of this plan.

The Lifetimes Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Given the ageing population of our Parish, and the desire to enable older people to remain in the Parish, it is important that some of our new homes are built to be accessible and inclusive. Developed in the 1990’s and deriving from concerns about how inaccessible homes were for large segments of the population, this is a recognized standard which aims to incorporate design features that support the changing needs of individuals throughout their lives.

The main findings and recommendations from the Housing Needs Survey conducted by Community Action Suffolk, commissioned by Debenham Parish Council included:

'*The analysis from the Housing Needs Survey provided an indication of those in need of affordable housing and who have a local connection to Debenham. The recommended number of affordable homes a parish may wish to provide is based generally on a third of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme. Therefore the recommendation for Debenham would be 16 dwellings. The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses.’*

It concludes that in essence, 45 people are in need of ‘affordable’ housing. Of the 16 dwellings, 8 need to be for more than one person.

Our aims for the location of growth in the village are to allocate sites for development that:

- comply in terms of housing numbers with the requirements in MSDC emerging Local Plan and meet local housing need;
- have been independently assessed as suitable for development by independent experts; and
- are the most appropriate, minimising the impact on the village in terms of traffic, flooding and landscape setting.

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Infrastructure

9.5 The results of the community engagement process made it clear that it is important that infrastructure keeps pace with residential development. There are particular concerns about traffic and car parking. For the purposes of this plan, the definition of infrastructure is:
'Those services and facilities that currently exist, or those that will be required, to accommodate any future growth within the village'.
The full definition mirrors that which has been identified in the Babergh and Mid Suffolk District Councils emerging joint local plan.

DEB 1 (Policy 1 - Appropriate Housing)

a) *All new housing development should take account of, and respect, the special landscape and built character of the village.*
b) *The scale and nature of all schemes must ensure an appropriate level of services, facilities, and infrastructure are available or provided to serve the proposed development.*
c) *The community at the moment strongly prefers smaller development schemes up to 15 units. Larger schemes must demonstrate that they will generate wider community benefits to the village over and above that are required in b) above.*
d) *All development proposals for sites adjoining the settlement boundary must avoid hard edges with the existing boundaries, and with the country-side by creating landscape buffers.*
e) *Such developments must incorporate good pedestrian and cycle routes from within the development, and off site of the development. In particular, developers must ensure adequate links exist or can be provided into the village centre and local schools.*
f) *Within the built up area, the replacement of existing dwellings and sub di-vision of existing residential plots and gardens to create new dwellings will be permitted if the proposal:*
   - *incorporates good quality design which maintains or enhances the character, appearance and setting of existing buildings and street scene;*
   - *does not have an unacceptable impact on the amenities of neighbour-ing occupiers, or impact significantly on the landscape setting or the conservation area.*
g) *New dwellings must be no more than 2 storeys, with accommodation only permitted in roof space when it is in keeping with the surrounding properties and area.*

DEB 2 (Policy 2: Allocation of site north of Ipswich Road for development.)

a) 4 HA of agricultural land north of Ipswich Rd is allocated for development. The site is shown as site SS0031 on the plan in paragraph 4.6. It has the potential to deliver 60-140 new homes. The actual number of homes to be built must be subject to a detailed site assessment based on the policies in this Plan, and in the MSDC emerging Local Plan. Development of the site must provide vehicular, cycle and pedestrian access through the site to its boundary with the site south of Low Road which is the subject of DEB 3 Policy 3.

Principal Reason for policy:

To meet the aims set out above.

Evidence Supporting Policies:

Independent experts, AECOM, assessed all of the Debenham sites that came forward under Mid Suffolk's call for sites exercise, and concluded this was the site most suitable for development. Development of the site avoids traffic bottlenecks e.g. Gracechurch St leading to High St. It could perform well in terms of landscape and visual impact; and surface and foul water would discharge downstream of the river. Hence of all the sites, this site would have the lowest probability of adding to the risk of flooding in the village.

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DEB 3 (Policy 3: Allocation of site south of Low Road for development.)

a) 1 HA of agricultural land south of Low Road is allocated for development. The site is shown as site SS0902 on the plan in paragraph 4.6. It has the potential to deliver 15-35 new homes. The actual number of homes to be built must be subject to a detailed site assessment based on the policies in this Plan and in the Mid Suffolk emerging Joint Local Plan. Development of the site must be subject to no vehicular access onto Low Road, with vehicular access provided onto Ipswich Road, via the development of the site specified in DEB Policy 2. Development of the site must link pedestrian and cycle access from the site specified in Deb Policy 2 through to pedestrian and cycle access onto Low Road.

Principal Reasons for Policies:

To meet the aims set out above.

Evidence Supporting Policies:

Independent experts, AECOM, assessed this site as suitable for development with medium constraints. The site is well connected and development would be acceptable in terms of landscape and visual impact. Development should be on the basis of vehicular access onto Ipswich Road with no vehicular access onto Low Road, thus avoiding traffic bottlenecks in the village.

DEB 4 (Policy 4: Allocation of site east of Aspall Road opposite Primary School.)

a) 2.5 HA of agricultural land east of Aspall Road is allocated for development subject to the successful development of the sites allocated in policies DEB 2 & 3, the actual scale of those developments and the scale of windfall sites that come forward. If developed this site has the potential to deliver 37-87 new

homes. The actual number of homes to be built must be subject to a detailed site assessment based on the policies of this NP and MSDC emerging Local Plan.

Principal Reason for Policies:

To meet the aims set out above.

Evidence Supporting Policies:

Policies 2 & 3 have the potential to deliver 75-175 homes. The addition of this site increases the range to 102-262 and so provides flexibility for accommodating any changing housing requirements during the Plan period 2016-2036. The reasoning is that development of this site should only come forward if there is residual housing need following the development of the sites allocated in policies DEB 2 & 3. The assessment of housing need to take into account the actual numbers of homes provided by sites specified in DEB 2 & 3, the number of homes provided or allocated on windfall sites. In addition the assessment to take into account that Debenham is a relatively isolated rural village with high levels of out commuting for work and is distant from the employment growth areas allocated in Mid Suffolk emerging Local Plan. Hence any further development will add to the already high levels of out commuting.

DEB 5 (Policy 5 - Consultation with the Parish Council)

Landowners and/or Applicants for major developments (over 15 dwellings) are required to actively engage with the Parish Council and the community, and to produce a development brief as part of the design process prior to the submission of any application The development brief must consist of:

a) *a master-plan and statement of design principles which demonstrate that the development respects the characteristic height, scale, and bulk of existing dwellings, and enhances the special rural nature of the village and conforms to the policies in this Neighbourhood Plan;*
b) *a traffic appraisal that demonstrates how the proposed development would accommodate vehicles, cyclists and pedestrians safely and efficiently, in order that surrounding highways, cycle-ways and footpaths can be accessed and used safely; and*
c) *an accommodation appraisal that demonstrates how the proposals responds to the community's needs with respect to provision of housing for the elderly, first time buyers, and those needing affordable housing.*

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DEB 6 (Policy 6 - Sustainability)

a) All proposals for new development, including the re-use or conversion of existing buildings should, where viable, follow the broad principles of a sustainable level of design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation and construction techniques;

b) The use of appropriate materials, and construction designs, that reflect the locally used features and developments should be accommodated where possible. (Examples of this can be seen in the built character assessment photos in this plan).

DEB 7 (Policy 7 - Housing Mix)

a) Housing development must contribute to the existing and future needs of the village. A mix in size and type of housing will be required taking into account the needs of young people looking for 2 – 3 bedroom properties as well as the needs of an ageing population looking to downsize into smaller homes that match their needs.

DEB 8 (Policy 8 – Residential Car Parking)

a) Development proposals that generate an increased need for parking must provide adequate and suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists. For residential development, a minimum of two parking spaces will be required for units with 1 - 3 bedrooms, and a minimum of three parking spaces will be required for units with 4 or more bedrooms; unless it can be satisfactorily demonstrated that an alternative provision would be appropriate on a specific site. Parking spaces can take the form of garaging and carport facilities, but must be available for parking use.

b) Proposals that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall provision is adequate.

c) New developments should resist 'front garden space' being used to accommodate car parking spaces. Car parking spaces should be in addition to space for front gardens.

DEB 9 (Policy 9 – Lifetime Homes)

a) *A minimum of 10% of housing on sites of 9 dwellings or more must meet the current Lifetime Homes standards, (or the future equivalent). On sites of less than 9 new dwellings, at least one home must meet these standards.*

Principal reasons for policies:

Ensuring appropriate integration with existing stock;
current local housing need is met;
sustainability; and
new development doesn't add to existing car parking problems.

Evidence supporting policies:

Existing special and unique character of Debenham, see MSDC CAA 2009.
Housing need as defined by housing needs survey.
Existing on street car parking and traffic flow problems.
Sustainability of new build.

9.6 ***Objective 2.*** (Policies 10 & 11)
To ease and improve the traffic flow and parking around, and in the village.

Our aims:
The issue of greatest concern to residents in the village, is the car parking, traffic flows and calming measures in and around the village. Additional car parking is required, and the 'pinch points' close to both schools, the doctors surgery and the High Street, Gracechurch Street junction should be addressed.

DEB 10 (Policy 10 - Traffic flows and non residential car parking)

a) *Development should identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.*
b) *When proposals for development are considered opportunities to provide public car parking near the primary school, high school, and leisure centre will be taken, and the delivery will be secured through the planning process.*

DEB 11 (Policy 11 - Non motorised networks)

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a) *Existing footpaths and bridleways provide a high level of amenity value and will be protected. New developments should take every opportunity to enhance existing networks and provide new networks where appropriate.*

Principal reasons for policies:
Ensuring new housing stock provides opportunities to reduce existing traffic problems; and encouraging alternative use of cars, and developing healthier life style choices.

Evidence supporting policies:
'Pinch point' traffic problems, and traffic flows.
Lack of adequate existing car parking provision.
Existing non motorised networks.

9.7 ***Objective 3*** **- (Policies 12 - 15)**
To support initiatives which enhance the diversity of the local economy.

Our aims:
Debenham's economy will need to further diversify, and continue to grow the tourism offer. Preservation of the historic core and conservation area of the village is central to this, and it will continue therefore to dominate the settlement as it does today. As stated above, heavy traffic through the village, and car parking is a problem and the Neighbourhood Plan aspires to promote solutions to these issues.

The protection and enhancement of the Neighbourhood Plan designated areas for employment are crucial to the financial sustainability of the local economy. Reference is made elsewhere in this Plan to research into business start-up units, and the provision of land for such facilities will be significant.

Debenham has a recognizable core retail area. This extends from Water Lane at the northern end of the High Street to The Cherry Tree Public House in the South, and eastwards along Gracechurch Street, and Low Road. The Industrial and commercial sector is primarily located in the south eastern quadrant along Cross Green.

DEB 12 (Policy 12 - Supporting Financial Sustainability)

a) *Development proposals for tourism and tourism related activities and facilities will be supported provided that:*
   1. *the siting, scale and design of any new buildings or conversions of existing buildings and associated works has regard to the local character and the historic and natural assets of the surrounding area;*

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2. *the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place; and*
3. *there will be no significant adverse impact from any traffic generated by the proposed development.*

Principal reason for policy:
To support the development of a sustainable local economy; and
develop tourism initiatives.

Evidence supporting policy:
Business requirement for increased local spending.
Need for local employment opportunities.
Successful track record of village events.
Closure of 3 of the 5 public houses, and antique shops in the last 10 years.
Closure of high profile local businesses in village.

DEB 13 (Policy 13 – Employment)

[redacted]

a) *Any non-employment use proposed on sites and premises used and/or design indicated on the Proposals Map for employment purposes, and that is expected to have an adverse effect on employment generation, will only be permitted where the local planning authority is satisfied that the proposal can demonstrate that it complies with other policies in this and other adopted local plans, and one or more of the following criteria has been met (as appropriate to the site/premises and location):*

[redacted]

b) *there is sufficient supply of alternative and suitable employment land available to meet local employment job growth requirements;*

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c) *evidence can be provided that genuine attempts have been made to sell/let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;*

[redacted]

d) *the existing use has created over-riding environmental problems (eg noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site;*

[redacted]

e) *an alternative use or mix of uses would assist in the urban regeneration and offer greater benefits to the community in meeting local business and employment needs;*

[redacted]

f) *it is for an employment related support facility such as employment training/education, workplace crèche or industrial café;*

[redacted]

g) *an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.*

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Principal reason for policy:
To support economic growth and job opportunities.

Evidence supporting policy:
Need to protect existing local employment uses.
Support for existing businesses.
Provision of job opportunities and choice.
Provision of local services.
Avoidance of stagnation of redundant, disused or bad neighbour uses.

DEB 14 (Policy 14 – Broadband)

[redacted]

[redacted]

Debenham's location as a relatively isolated rural village means, that in comparison to those other Core villages adjacent Ipswich or located near to the A14 growth corridor, local employment opportunities are limited. This is reflected in the high level of out commuting, for employment purposes, from the village. Due to the lack of local employment opportunities this level of out commuting is likely to increase as housing numbers grow. This Plan provides an opportunity to promote the provision of efficient fast broadband which would benefit local businesses, helping to retain those businesses, and providing the means for those householders that wish to work from home.

a) *The provision of high speed broadband is seen as essential to all development proposals (dwellings and business) in the village. All new dwellings and business shall incorporate a suitable infrastructure to enable high speed broadband.*

Principal reason for policy:
As for policy 13.

Evidence supporting policy:

As for policy 13.

DEB 15 (Policy 15 – Debenham's Retail Core)

a) *Change of use of ground floor shops or services to residential within the core retail area will only be considered favourably if the business has been marketed diligently at a fair market price and continuously for at least one year.*

b) *Proposals within the retail core area that diversify and enhance the range of shops and services will be supported provided that proposals are of an appropriate size in keeping with the existing character of the retail core area; will not lead to severe traffic congestion; adequate parking and servicing arrangements are available; proposals will not generate unacceptable noises, fumes, odours or other disturbance to neighbouring properties.*

Principal reasons for policy:
To provide services to local residents and visitors.
To promote a viable and lively, healthy core area.

Evidence supporting policy:
Provision of local services and facilities to serve the local community and visitors.
To avoid stagnation and empty shop units.
Loss of shops and retail outlets in recent years.

9.8 ***Objective 4 (Policies 16 - 20)***
To protect and enhance the unique and special character of Debenham for residents and visitors.

Our aims:

Debenham's unique character will be retained and enhanced. This means being supportive of new development so long as it contributes positively to the character found within its immediate vicinity and doesn't detract from the distinctiveness. It also means ensuring that Debenham's residents and visitors will continue to enjoy the surrounding countryside. The close juxtaposition of the village's historic buildings to the adjacent grassland and fields is an important component of the character of the village. A requirement of Neighbourhood

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Plans is that they contribute towards the achievement of sustainable development. This means that 'economic, social and environmental' gains should be sought jointly and simultaneously through the planning system" (NPPF paragraph 8)
Private amenity space can make an important contribution in improving the quality of life of the village's residents and supporting and enhancing local biodiversity. The National Planning Policy Framework sets out the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. External amenity space should be sufficient to accommodate garden furniture, a shed, space for refuse bins, area to dry washing, circulating space and an area for children to play in. Calculating how much space might be required will be based on bed spaces. External amenity space would not include car parking or turning areas. One bedroom dwellings would not be expected to provide space for children to play, due to the lower likelihood of children occupying these units. Dwellings with more than one bedroom would need to take space for children to play into account. In addition to private amenity space, developments with flats will need to provide high-quality shared amenity areas on site to meet the needs of residents, including play space for children.

In addition as part of the 'offer' of Debenham to both residents and visitors alike, it is important that the village continues to thrive and enhance. Each place is special and has its own distinctive sense of place. This is made up of local buildings, streets, trees, and open spaces as well as shop fronts, street furniture such as seating, lamp posts and litter bins, advertisements and signs, surface treatments on pavements and boundary enclosures. To this end a policy about public realm to enhance the quality of life and to create a strong sense of place and make the village even more attractive as a destination is included.

DEB 16 (Policy 16 - Landscaping)

a) *The design and layout of new development on or close to the edge of the village should take account of, respect, and seek to preserve the character of adjacent countryside, green spaces, and landscape setting by providing appropriate landscaping, open areas and tree planting to act to help, to assimilate the proposal into its context; and*
b) *developers should provide landscaping between the boundaries of new and existing developments, together with buffer planting.*

DEB 17 (Policy 17 - Green Spaces)

a) *The Neighbourhood Plan designates the following locations as' Local Green Spaces', as shown in the Local Green Spaces section:*

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The Recreation Ground;
Churchyard of St Mary's Church
The Cemetery;
Market Green;
Cross Green;
Debenham Allotments;
Hoggs Kiss;
Hoppit Wood and Lake;
Millennium Woodland;
Wells Way Play Area;
Raedwald Play Area;
Lower Gardeners Road Play Area;
Upper Gardeners Road Play Area;
Lock Close Green; and
Andrews Close Green;

b) Proposals for any development on the Local Green Spaces will be resisted other than in very special circumstances, for example, where it is essential to meet specific and necessary utility infrastructure needs and no alternative feasible site is available.

DEB 18 (Policy 18 - Public open Spaces)

a) Public open spaces are important to the health and well-being of the community and must continue to be available for use by all local residents. New developments of 5 or more dwellings should provide or contribute to open space suitable for informal recreation, in accordance with the 'Fields in Trust' guidelines and 'Mid Suffolk District Council's Green Infrastructure Assessment'.

DEB 19 (Policy 19 - Gardens)

Development proposals adjacent to other areas where the characteristic of large front gardens exists, will be expected to continue with this characteristic.Gardens (especially front gardens) are an important feature of the current landscape, and overall make a significant contribution to the well-being of the inhabitants. All new residential units will be expected to have direct access to an area of private amenity space. The form of amenity space will be dependent on the form of housing and could include a private garden, balcony, glazed winter garden or ground-level patio with defensible space from any shared amenity areas. In providing appropriate

amenity space, development should:

a) consider the location and context of the development, including the character of the surrounding area;

b) *take into account the orientation of the amenity space in relation to the sun at different times of year;*

c) address issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwellings; and

d) design the amenity space to be of a shape, size and location to allow ef fective and practical use of and level access to the space by residents.

DEB 20 (Policy 20 – Public Realm)

a) In Debenham village, all development will be expected to conserve or en -hance buildings and public spaces and be of high quality design to pro- mote a strong sense of place and an accessible and inclusive village. Par -ticular attention should be paid to shop fronts and advertisements, quality of materials used, enhancement of spaces through trees and landscaping and street furniture.

DEB 21 (Policy 21 – Conservation)

To ensure the conservation and enhancement of Debenham's historic en- vironment, proposals should:

a) preserve or enhance the significance of the heritage assets of the vil lage, their setting and the wider streetscape, including views into, within and out of the conservation area; b) retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
b) contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workman- ship;
c) be of an appropriate scale, form, height, massing, alignment and de- tailed design which respects the area's character, appearance and its seting:
d) demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assess- ment of the potential impact of the development on the heritage asset and its context; and
e) provide clear justification for any works that would lead to harm or sub- stantial harm to a heritage asset, yet be of wider public benefit, through detailed analysis of the asset and the proposal.

DEB 22 (Policy 22 – Views)

a) New development should be designed to have a positive and distinctive character by designing the development to respond to site features such as views into or out of the area, trees landscapes, and existing buildings. Views highly valued by the community are shown on pages 24 and 25. Development which affects these highly valued views as shown on map 5, must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the boundaries between the village edge and the countryside.

DEB 23 (Policy 23 – Nature Conservation)

a) New developments should retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

Principal reasons for policies:

Integration of new housing stock with existing green and open space, and proximity to countryside; and the promotion of personal space and the subsequent opportunities for healthier lifestyles. Retention of valued landscape features including views, and wildlife habitats. The protection of important and valued open green spaces and the enhancement of the green infrastructure.

Policy 16 emphasizes the need for boundary woodlands and landscape planting that 'contains' and screens the new development sites, especially on valley slopes.

Evidence supporting policies:

Existing green and open spaces, and large front gardens typifying the village scene.
Existing landscaping provision.
Landscape character assessment.

9.9 ***Objective 5*** **(Policy 24)**

To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.

Our aims:
New infrastructure is needed when any further development occurs. Especially the provision of new access points that don't overload current provision, e.g. Low Road and the Meadows development. Car parking is crucial, so also will be new services including a new purpose built doctors surgery, more employment

opportunities, support for existing businesses and services, especially the local shops, schools, and the leisure centre. Debenham is a Key Service Centre, (or Core Village), which amongst other things means it has a certain level of existing facilities and services. Some of the existing services are operating at, or near, full capacity. Without investment in these services, to accommodate additional usage, then they may become overstretched, and existing users could suffer as a result.

DEB 24 (Policy 24 - Financial Contributions)

[redacted]

a) *New developments must have regard to the operation of the Community Infrastructure Levy (CIL), in MSDC, whereby contributions will be made to infrastructure improvements and enhancements, a list of facilities seeking such contributions is included in the Community Action Section.*
b) *Financial contributions paid directly to the local community as a result of the Community Infrastructure Levy, will be held by the Parish Council and used to deliver the infrastructure improvements and enhancements and other priorities set out in the Community Action section of the Neighbourhood Plan.*

Principal reasons for policy:
Maximise the funding opportunities from any new development, to secure the required infrastructure, and contribute to the community action priorities listed in this plan.

Evidence supporting policy:
Significant community needs and desires list, of facilities and services.
Infrastructure requirements.
MSDC's policy on Community Infrastructure Levy.

Section 10

'What did our community say it wanted in the future?'

Community Needs and Desires - Theme Outcomes

10.1 During the preparation of this plan, 6 theme working groups researched and analysed the desires and needs of the community following the initial round of consultations in 2014. The ideas and views expressed at this time were fur-

ther tested at the drop-in and presentation sessions, and through the online village surveys. This has resulted in a number of prioritised issues for leisure and recreation, housing and transport, health, education, business and the commercial sector, and the environment. It is envisaged that the schedule of actions and timetable will receive the endorsement of the community through the approval of this Plan, and therefore make the commitment to achieving those issues in a measured and systematic way, where practicable. However, these are separate actions dealing with non-land use matters.

Key Community Issues

10.2 a) Appropriate housing growth and environmental development.
b) Population growth and ageing profile.
c) Car parking and traffic flows.
d) Business development and employment.
e) Age related facilities and service provision.

10.3 It is recognised that the community's main local representative body, the Parish Council, cannot on its own, deliver on the solutions to all the issues raised by the community. Many facilities and services are the responsibility of other providers. However, in endorsing the policies, the Parish Council gives a commitment to work with other providers and organisations to encourage and support them in their delivery. It is also apparent that in approaching some of the solutions to the community issues, the 'gift' of achievement is actually in the hands of the community itself. Below is a list of desires and needs expressed by the community in the various consultation exercises since 2013. For each theme, the priority community issue identified above is highlighted.

Key Community Actions

10.4 The community will seek to deliver on the following needs and desires identified through the various community engagement events:

10.5 **Theme: Housing and Transport.**

T.1. In partnership with developers and MSDC, actively pursue opportunities to satisfy the existing housing needs requirement, increasing the portfolio of affordable housing accommodation, especially for the local younger residents, and encourage the development of appropriate housing accommodation suitable for those local people wishing to downsize their existing homes;

T.2. add to the village's car parking provision through robust negotiation

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with developers, and by direct provision;

T.3. in association with Suffolk County Council seek to introduce traffic calming measures in the village, and address the pinch points especially outside the two schools, doctor's surgery, and the Gracechurch Street/ High Street junction;

T.4. explore the scope for encouraging better public transport links both into, and out of, the village, on a more regular frequency, and at an affordable price; and

T.5 feasibility studies are undertaken to identify current and future traffic movement in, around and through the village, and provide solutions to the problem areas, where such solutions exist.

10.6 **Theme: Historic and Natural Environment.**

The map on page 39 shows the river and flood plain layout for the village. Development within the areas marked blue, clearly would need to have sufficient flood mitigation measures for both the new and existing built landscape.

EV.1. In association with developers and MSDC ensure that every new development over 5 houses is accompanied by significant indigenous plant schemes and greening, and through the new guidelines within this Plan encourage the opportunities to develop new woodland areas and open spaces;

EV.2. in association with other public bodies and specialist environmental groups, encourage the enhancement of bio-diversity measures, and actively support pollution mitigation initiatives;

10.7 **Theme: Health.**

H.1. In association with other providers, and public bodies in particular, actively encourage and support improvements to local health facilities and programmes, especially those associated with the Leisure Centre, First Responders and the Debenham Project; and

H.2. in association with MSDC and developers, actively encourage the continuation of the linkage walk and cycle ways concept throughout the village;

10.8 **Theme: Education.**

E.1. In partnership with MSDC and developers, ensure there is adequate provision forthcoming through CIL and Section 106 arrangements, to fund the additional accommodation needs following an increase in pupil numbers, associated with additions to the housing stock;

E.2.in association with other providers, encourage and support new opportunities

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for life long learning within the village;

E.3. in partnership with the local schools, explore the potential to open the educational facilities more frequently to local clubs and organisations, and support new appropriate public initiatives, seeking accommodation; and

E.4. in partnership with educational interest groups, explore the potential for encouraging and supporting new initiatives aimed at educational excellence;

10.9 **Theme: Leisure & Recreation.**

L.1. Support other organisations and agencies to improve the development of new leisure and recreation facilities and services in the village.

L.2. in partnership with other organisations and individuals, and where necessary, identify appropriate sites, and then support the delivery within the village of a skatepark, swimming pool, and dedicated youth building; and

L.3. actively engage with youth groups to establish a youth council for the village;

10.10 **Theme: Business and Commercial.**

B.1. In partnership with local businesses and organisations, actively encourage and support the provision of special events aimed at boosting the local economy and tourism;

B.2. establish a new tourism development group for the village, and encourage and support a Debenham and surrounding areas tourism strategy;

B.3. re-examine the Parish Council's existing purchasing procedures, and where practicable, encourage the use of local suppliers;

B.3. establish if there is a need for additional start-up facilities within the village, and if so, support and encourage both the provision of buildings and support mechanisms for such new and appropriate industry; and

B.4. analyse the success or otherwise of the village websites, and support improvement measures to provide better information to residents, businesses and visitors.

Section 11

'What else does the community say is important for the future of this village?'

Development Context

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11.1 Debenham nestles in an idyllic rural setting, theoretically with space to grow and develop outside the current boundaries. It is clear that, any large-scale development on the approaches to the village would significantly affect its unique character and charm. Our survey found that the residents of the village recognised the needs, and benefits of growth, but would prefer to see small scale dispersed developments.

11.2 New development can provide opportunities for relocation and co-location of both existing and future facilities. Relocation can provide opportunities for future expansion and service improvement, and for consideration of alternative uses more appropriate to the site. Co-location can provide opportunities for sharing of mutual essential assets, with car parking and shared access routes perhaps being the most significant.

11.3 It is recognised that an approved Neighbourhood Plan for Debenham is required as soon as possible, to ensure the community has a say in any new development, and gains from the financial advantages of Section 106 and CIL monies. The challenge for the future is balancing a developer's desire for density, and therefore financial viability, with the special characteristics of the village, namely sympathetic architectural diversity, appropriate and timely infrastructure development, space, and greening.

11.4 In the short term, traffic flows and car parking for both the existing situation and for future growth are the community's priorities for resolution. There are a number of 'pinch points' in the village that must be addressed, before the situation deteriorates further. Such pinch points are traffic related, with cars, buses, and heavy goods vehi cles struggling to service the village, and restrict residents and visitors to smooth and unobstructed movement. These areas of concern are mainly adjacent to, (and the approach towards) the High School and Primary School, the Doctors Surgery, the junction between Gracechurch Street and the High Street, and the High Street generally particularly around the Co-op.

11.5 During the life of this Plan, developers will be encouraged to consider implementing significant creative solutions, to parking and traffic flow issues (motorised, cycling, and walking), alongside the aspects of appropriate building design, facility provision and infrastructure, adequate space, and sustainable and attractive greening. They will also be encouraged to consider contributing towards existing and desired facilities that are in need of enhancement.

11.6 The Leisure Centre provides the community, with a wide range of recreational and health related facilities and services. It has been operating now for some 30 years, and whilst additional facilities have been added periodically, and general maintenance has been undertaken, it is in need of significant investment to maintain its freshness and appeal.

11.7 A fairly recent project to be undertaken by volunteers in the village is the new swimming pool. Initially the scheme was to be a replacement for the worn out, outdoor facility, at the primary school. However, the trustees of the project's charity are seek-

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ing to identify a new location for the pool, where additional funding sources maybe more realisable.

11.8 A group of young volunteers has been searching for a suitable piece of land to locate a new skatepark, replacing the old facility that was originally sited behind the Leisure Centre. Unfortunately, no suitable piece of land has as yet been secured.

Section 12

'So when might something happen?'

Action timetable

12.1 The following timetable is indicative of that which the Parish Council would wish to achieve. Many of the draft community actions are either partially or wholly dependent upon other organisations to deliver, and consequently no definitive timetable can be determined. However, that which follows is a 'best estimated desired timetable' during the life of the Neighbourhood Plan.

Action	Scheme/Project	Start Date	End Date
T.1.	Housing need delivery	2018	Ongoing
	New affordable housing	2018	Ongoing
	Downsizing accommodation	2018	Ongoing
T.2.	New car parking provision (Old URC proposed memorial garden and car park)	2018	Ongoing
T.3.	Traffic calming measures	2019	2020
	Pinch point solutions	2020	2023
T.4.	Transport initiatives	2019	Ongoing
T.5.	Traffic Feasibility Studies	2018	Ongoing
EV.1.	Greening and planting schemes	2018	Ongoing
EV.2.	Biodiversity enhancement	2018	Ongoing
	Pollution mitigation measures	2019	Ongoing
H.1.	Local health facility improvements	2020	2025

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	Supporting local health improvement	2018	Ongoing
H.2.	New cycle and walk ways	2018	Ongoing
E.1.	Increased school roll accommodation	2018	Ongoing
E.2.	Support local lifelong learning opportunities	2020	2024
E.3.	Opening up educational buildings	2020	2020
E.4.	Supporting educational excellence initiatives	2020	Ongoing
L.1.	Supporting the: Skatepark	2018	2019
	Swimming Pool	2018	2019
	Youth building	2021	2022
L.2.	Engage with the young for Youth Council	2019	2020
B.1.	Supporting Special Events	2018	Ongoing
B.2.	Tourism strategy development	2019	2020
B.3.	Encourage greater use of local suppliers	2018	Ongoing
B.4.	Website improvements	2018	Ongoing

Section 13

'What else can I read, to more fully understand this Plan?'

Key Documents

1) AECOM report on Site Assessments
2) Debenham's Local Green Spaces Appraisal
3) Debenham's Landscape Character Assessment
4) ACRE report on Debenham's Affordable Housing Need
5) Debenham's Community Consultation Outcomes
6) Babergh and Mid Suffolk's Emerging Joint Local Plan Consultation
7) Neighbourhood Planning Statutory Instruments 2012 No. 637

Section 14

'Where has all this information come from?'

References, and Evidence Sources

* Mid Suffolk District Council Core Strategy 2008
* Mid Suffolk District Council Core Strategy Review 2012
* Mid Suffolk District Council SHLAA 2016

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* 2011 Census
* CAS Rural Community Profile 2013
* Debenham Housing Needs Survey 2013
* Debenham Neighbourhood Plan Meetings 2014 - 2017
* Questionnaire cards 2014
* Group and Organisation Meetings 2015 - 2016
* Residents, Youths, and Businesses Surveys 2015
* Debenham History Society
* Neighbourhood Planning (General) Regs. 2012
* MSDC Conservation Area Appraisal 2009
* JBA Debenham Flood Mapping Extension Project 2014
* MSDC NP Steering Group Guidance 2014
* 2014 Suffolk Housing Survey (2015)
* Suffolk Observatory (Debenham Profile 2010)
* Suffolk County Council Landscape Guidance 2010

Section 15

'Where else can I find information on Debenham's Draft Neighbourhood Plan?'

Debenham Neighbourhood Plan Supporting Information

15.1 Master Appendix File

1. Neighbourhood Planning Statutory Instruments 2012 No. 637
2. Designated Area Application
3. Designated Area Application Statutory Consultation
4. English Heritage Consultation Response
5. Natural England Consultation Response
6. Area Designation confirmation
7. MSDC map of Debenham Environmental Areas
8. Landscape Character Assessment Baseline Evaluation Methodology
9. Debenham Natural Environment photos 1 and 2
10. Debenham Built Environment photos 1, 2, and 3.
11. Debenham Conservation Area Assessment
12. Debenham photographic historic character assessment
13. Environment Agency's JBA Village Flood Mapping Extension Project
14. Debenham Housing Needs Survey
15. D. Aldred's/ Debenham History Society's additional history
16. MSDC Sustainability Appraisal Baseline Data
17. Environment Agency 2007 - 2017 FRA Comparison
18. Listed Buildings Status
19. Debenham's Listed Buildings

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20. MSDC SHLAA report
21. SCC Landscape Guidance 2010

15.2 Master Consultation File

22. MSDC's letter to local NP Steering Groups
23. Leaflet drop letter 1 and 2
24. NP household card responses
25. NP cards
26. Debenham NP publicity
27. Debenham Parish Council presentation slides
28. Example of evidence based questions for online surveys
29. Housing Needs Survey introductory Letter
30. Public Meeting poster wording
31. Household leaflet wording
32. Residents Survey 1 and 2
33. Business Survey 1 and Results
34. Youth Survey 1 and Results
35. Residents Survey Analysis
36. Feedback from Public Meeting - Leisure Centre
37. Feedback from Public Meeting - Coopersfield
38. Village Groups,
39. Village Organisations
40. Organisations Matrix
41. Meeting Dates and Venues
42. Community Presentation Slides
43. NP Survey Presentation Slides
44. NP Display Slides 1- 6
45. Debenham's Business List

15.3 Master Meetings File

46. NP Steering Group Guidance 2/14
47. NP Steering Group Terms of Reference 17/2/14
48. Parish Council report Strategic Planning Process 16/7/12
49. Parish Council report Parish Plan 2 5/9/12
50. Parish Council report Strategic Planning Process 3 20/2/14
51. Parish Council update report 1, 2, & 3. 16/6/14, 18/2/15, 15/2/16
52. Parish Council update report Vision and Themes 10/9/14
53. Agenda for Introductory NP meeting 13/10/14
54. District liaison meeting agenda 13/3/15, 9/4/15

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55. Neighbourhood Plan Steering Group Agendas, Minutes and Notes: 7/4/14, 5/3/14, 10/3/14, 4/6/14, 14/7/14, 8/9/14, 10/11/14, 26/2/15, 30/3/15, 30/11/15, 7/3/16,
56. Examples of Theme Group agendas and notes:
57. Education - Schools Group 3/7/14, & 10/7/14, 14/7/14, and project
58. Planning Housing and Development - 3/6/14, 28/10/14
59. Recreation and Leisure - 13/11/14
60. History Heritage and Environment - 23/10/14

15.4 Master Admin File

61. Neighbourhood Plan Project Planner
62. Locality Statement of Grant Use
63. Locality Project Proposed Phasing
64. Consultancy used letters 1 - 4
65. Consultants Review of Draft Plan
66. Critical Friend Review of NP policies
67. Final Examiners Report - Billesdon NP
68. Angel Hotel ACV application
69. NP Estimate and Actual Expenditure 1 & 2
70. Letters to Households
71. Christmas Flyers
72. Example of Parish Magazine Editorial June 14
73. Diss Express Report 2/8/14

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