

Playford

NEIGHBOURHOOD PLAN 2023-2036

Submission Draft Plan - SEPTEMBER 2023



Playford Parish Council
<http://playford.onesuffolk.net/>

NEIGHBOURHOOD PLANNING IN A NUTSHELL



The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made” become part of the legal planning framework for the designated area.

A neighbourhood plan is, therefore, a community-led plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

Before a neighbourhood plan can be brought into force it needs to complete the following stages:

- 1 **“Pre-submission” consultation on the Draft Plan by Parish Council**
This was carried out between 18 March and 5 May 2023. Residents and businesses in the parish received an explanatory leaflet identifying how to view and comment on the Plan. A range of Statutory bodies were also consulted and a drop-in event was held at the Village Hall on 18 March.
- 2 **Submission of Draft Plan to East Suffolk Council**
All comments received at the “pre-submission” consultation were considered and reviewed and any necessary amendments to the Plan were made. The Plan, together with supporting documents was then be submitted to East Suffolk Council.
- 3 **“Submission” consultation on draft Plan by East Suffolk Council**
- 4 **Independent examination of draft Plan**
- 5 **Parish Referendum**
- 6 **Adoption by East Suffolk Council**

These remaining stages are likely to take around 6-9 months to complete.

Produced by Playford Parish Council
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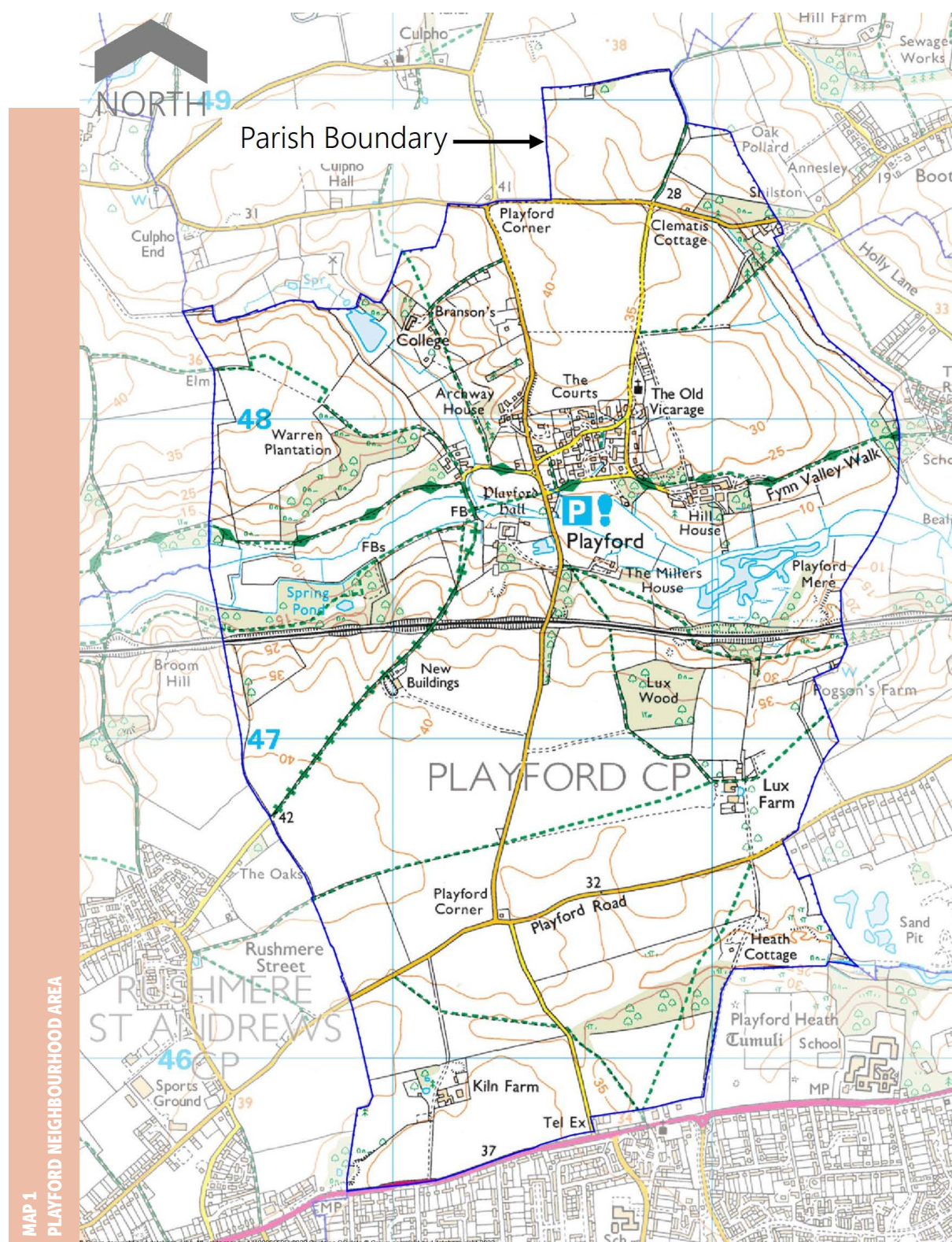
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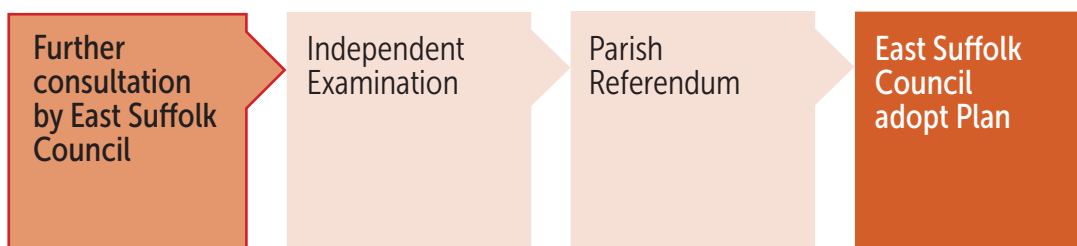


1. THE PLAYFORD NEIGHBOURHOOD PLAN

- 1.1 In August 2016 Playford Parish Council resolved to prepare a Neighbourhood Plan for the parish. It was agreed that work would initially be carried out by a group of volunteers and parish councillors and would concentrate on the rich environmental and historic assets of the parish. An application to East Suffolk Council to designate the whole of the Playford parish as the neighbourhood plan area was made in April 2017 and the District Council formally designated the area on 28 June 2017. Map 1 identifies the extent of the Neighbourhood Area.



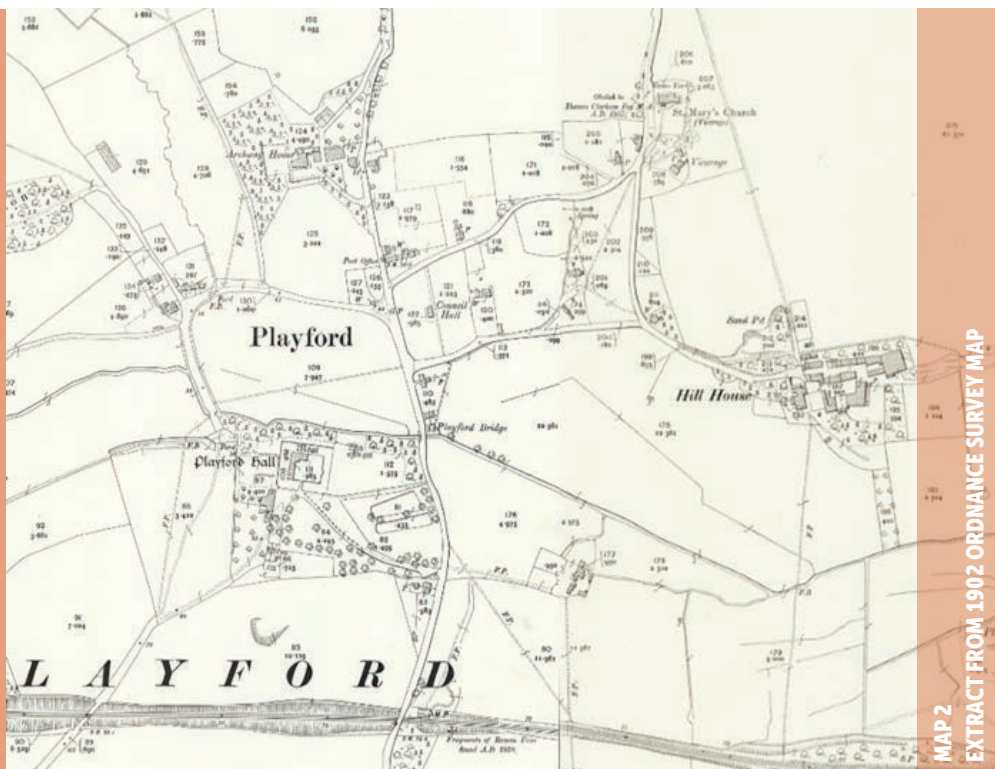
- 1.2 Since the area was designated a number of factors have contributed to delay the actual production of this first draft Plan, including:
- the amount of volunteer time available;
 - the production of a new Local Plan covering the former Suffolk Coastal district, the content of which would have implications on planning in Playford; and
 - the COVID19 pandemic.
- 1.3 The pre-submission draft Neighbourhood Plan was consulted on between 18 March and 5 May 2023. Amendments to the Plan have been made and it has now been submitted to East Suffolk Council. The Plan will now progress through the following stages:



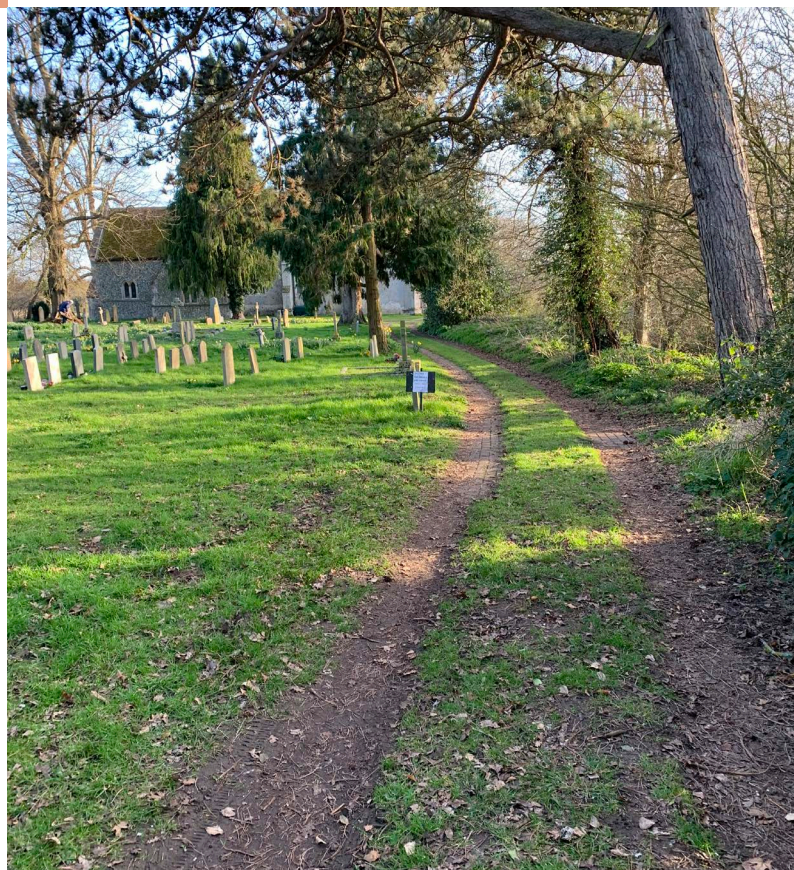
- 1.4 The Neighbourhood Plan provides a framework of planning policies that will supplement, rather than repeat, the planning policies in the Suffolk Coastal Local Plan which was adopted by East Suffolk Council in September 2020. These policies are distinctly identified in coloured boxes with a prefix of PFD. In addition to planning policies, the Neighbourhood Plan contains “community aspirations” that, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during community engagement. The community aspirations are identified differently from the planning policies to avoid confusion.
- 1.5 As originally envisaged, the Plan focuses on Playford’s natural and historic environment, but it also addresses other topic areas as highlighted in a residents’ survey carried out in 2018. The Plan covers the themes illustrated below:



2. PLAYFORD PAST AND PRESENT

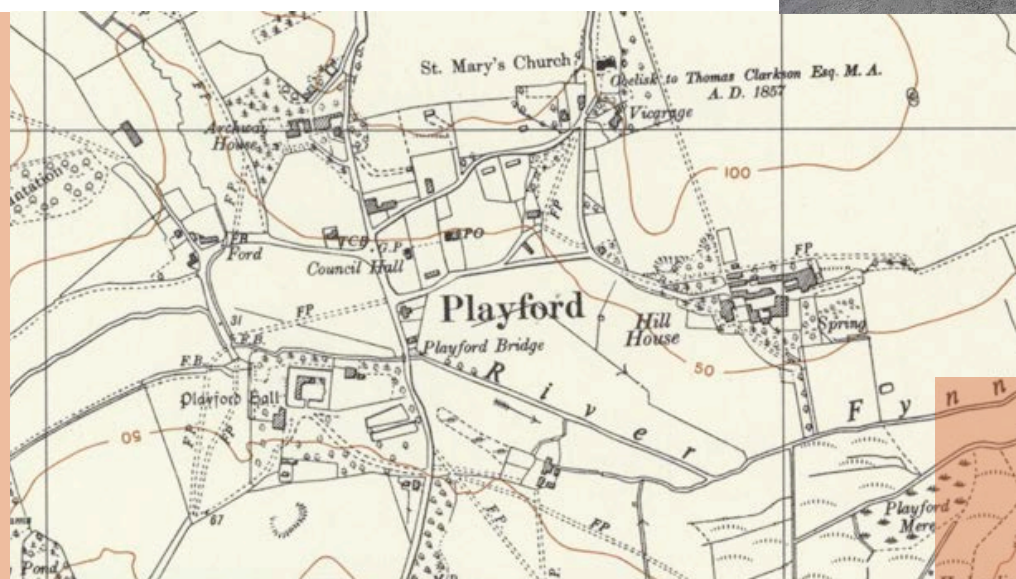
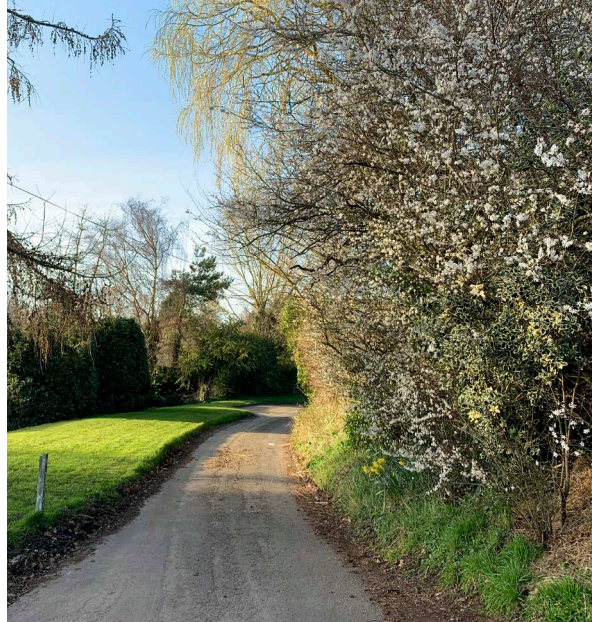


- 2.1 Playford is a small village situated on the north side of the Fynn Valley in the jurisdiction of East Suffolk District Council. It lies approximately halfway between Ipswich to the west and Woodbridge to the east. Despite the proximity of the village to the edge of Ipswich, the larger settlements of Rushmere and Kesgrave, and the A12 corridor, it retains a very rural and 'off the beaten track feel'.
- 2.2 Playford is historically associated with Playford Hall, a defining factor in shaping the character of the landscape, and in limiting the growth of the village over time. The hall is a Grade II* Elizabethan mansion with a moat (Scheduled Monument), dating back to c. 1590 when it was built for Sir Anthony Felton, Sheriff of Suffolk. The 1902 Ordnance Survey map of the centre of the village illustrates very few properties present but there was a "Council Hall" (village hall) and Post Office.



2.3 Prior to the death of the 4th Marquis of Bristol in 1951 the parish of Playford, almost in its entirety and for some 600 years, had belonged to his family and its forebears. At the time of his death, the population of the parish was recorded as 207 people.

2.4 It is clear that Playford experienced something of a population 'boom' between the 1950's and 1970's, the population increasing by one-third in that period as can be illustrated on the comparison maps below.



MAPS 3 AND 4 - COMPARISON BETWEEN 1957 (TOP) AND 1971 (BOTTOM) ORDNANCE SURVEY MAPS

2.5 Planning policy constraints over recent decades has resulted in a slowing down of house building in the village and a gradual decline from a peak population of 255 in 1981 to 249 in the 2021 Census.

3. PLANNING POLICY CONTEXT

- 3.1 The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the parish. The Plan must have regard to the content of with the NPPF and be in general conformity with the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In September 2021 the Government published a Revised NPPF which sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 3.3 The NPPF requires that communities preparing Neighbourhood Plans should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

The Local Plan

- 3.4 The Neighbourhood Plan has been prepared in the context of the strategic policies in the Suffolk Coastal Local Plan, which was adopted in September 2020. Some 121 policies in the Local Plan are noted by East Suffolk Council as meeting the NPPF definition of strategic. Throughout the topic sections that follow, reference is made to the strategic policies that are not repeated in the Neighbourhood Plan, but which are relevant and should, as appropriate, be taken into consideration when proposing development.

- 3.5 To complement the adopted Local Plan, a number of Supplementary Planning Documents have been, or are in the course of being prepared. Of particular relevance to Playford are:
- Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document – adopted November 2022
 - Affordable Housing Supplementary Planning Document - adopted May 2022
 - Sustainable Construction Supplementary Planning Document - adopted April 2022
 - Draft Custom and Self-Build Housing Supplementary Planning Document - yet to be adopted
 - Draft Rural Development Supplementary Planning Document - yet to be prepared and consulted on

4. THE VISION FOR PLAYFORD

- 4.1 In developing the Neighbourhood Plan it became clear that residents value the peace and tranquillity of the villages location in the Fynn Valley. There was no appetite for significant further development and what does take place must respect and enhance the historic and natural characteristics of the village.

IN 2036, RESIDENTS IN PLAYFORD WILL ENJOY A HIGH QUALITY OF LIFE WITH IMPROVED ACCESS TO LOCAL FACILITIES AND SERVICES, AND TO THE COUNTRYSIDE WITHIN AND AROUND THE PARISH. BUILT AND NATURAL HERITAGE ASSETS ARE CONSERVED AND ENHANCED BY THE SENSITIVE SITING AND DESIGN OF ANY NEW DEVELOPMENT.



5. DEVELOPMENT LOCATION

Local Plan Context

- 5.1 The adopted Local Plan identifies Playford as being in the "Countryside" because of the lack of services and facilities. Such locations are not considered to be suitable locations to be a focus for new development. However, the Local Plan does not rule out the provision of new housing in such locations and acknowledges that there may be opportunities within existing "clusters" of five or more dwellings for limited infill developments. Local Plan Policy SCLP5.4: Housing in Clusters in the Countryside states that proposals for new dwellings within 'clusters' in the countryside will be supported where:
- "The proposal is for up to three dwellings within a cluster of five or more dwellings;*

Or

The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;"

- 5.2 Policy SCLP5.4 also provides parameters as to how such proposals would be considered, stating that they will be supported where:
- "b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;*
- c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and*
- d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape."*

- 5.3 In addition to Policy SCLP5.4, Local Plan Policy SCLP12.1: Neighbourhood Plans sets out the minimum housing requirements for neighbourhood plans. For Playford, it notes that the amount of housing development will be as per the countryside policies of the Local Plan and no minimum requirement is set.

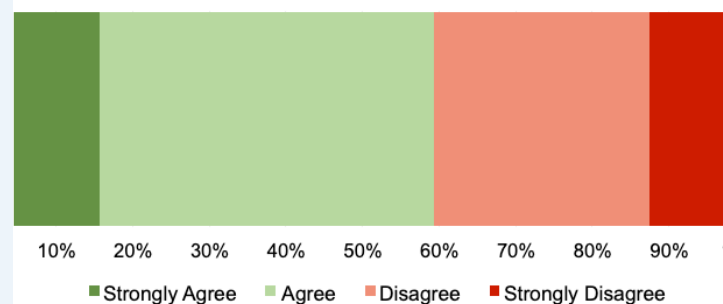


- 5.4 In November 2022 East Suffolk Council adopted a Supplementary Planning Document to provide guidance on the implementation of Policy SCLP5.4 and Policy WLP8.7 – Small Scale Residential Development in the Countryside. Titled "Housing in Clusters and Small Scale Residential Development in the Countryside" the document provides "further guidance on how the individual criteria of each policy will be applied and how each of the relevant criteria are to be met for development to be considered acceptable."

Residents' Survey

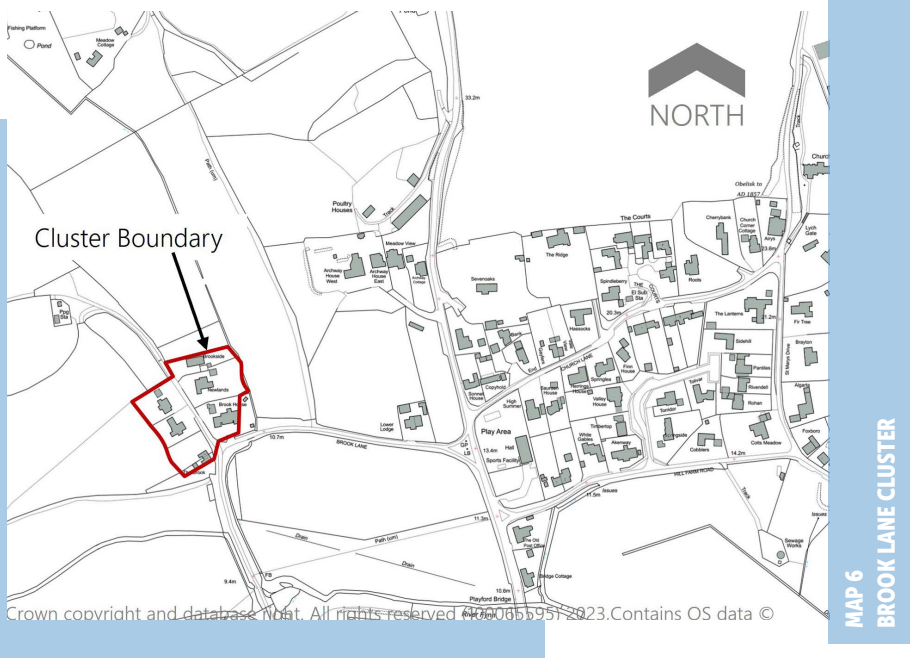
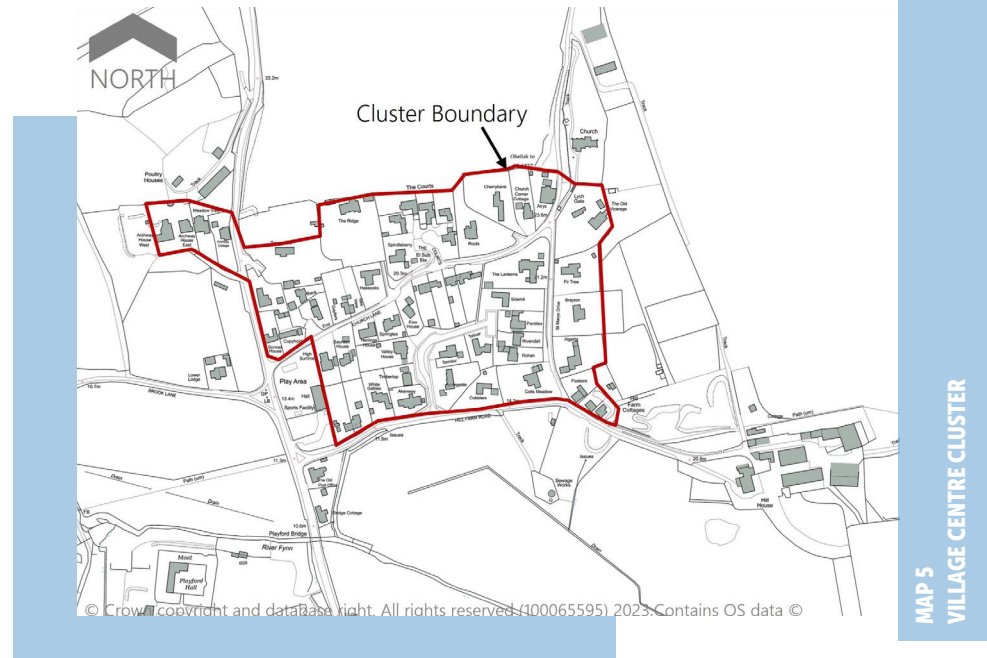
- 5.5 The Neighbourhood Plan Residents' Survey asked questions about future housing development in the parish. Most respondents agreed that more new homes were needed as well as a need for affordable housing for those with a local connection.

[Do you agree that] there is a need for new homes in the Parish



Neighbourhood Plan Policies

- 5.6 As noted above, the Suffolk Coastal Local Plan provides some support for development within clusters in Playford. Given East Suffolk Council's high-level definitions as to what constitutes a cluster, the Neighbourhood Plan amplifies this approach by identifying the extent of clusters in the Neighbourhood Area.



- 5.7 **Village Centre Cluster** As illustrated in **Map 5**, the area around Butts Road, Church Lane, St Marys Drive and Hill Farm Road qualifies as a "cluster of at least ten dwellings" but neither the Local Plan or the Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document define whether the village is "well related" or, in fact, what "well related" means. However, given the parameters of the Policy and the built form of Playford, it is considered that there are only limited opportunities for infill development within this cluster and any proposals would need to have regard to the character of the area, especially the generally low density of development.

- 5.8 **Brook Lane Cluster** A separate but smaller cluster of eight dwellings exists on Brook Lane, as identified on **Map 6**. The area has already seen an additional infill dwelling permitted as it met the criteria in Policy SCLP5.4. However, it is considered very unlikely that further opportunities for infill development exist in this area given the Local Plan criteria.

Policy PFD1 - Playford's Clusters

In accordance with the adopted Suffolk Coastal Local Plan, clusters are defined on **Maps 5 and 6**. Within these areas, proposals for new dwellings will be supported where they are in accordance with Policy SCLP5.4 of the Local Plan and the "Housing in Clusters and Small Scale Residential Development in the Countryside" Supplementary Planning Document.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP3.1 Strategy for Growth

Policy SCLP3.2 Settlement Hierarchy

Policy SCLP5.4: Housing in Clusters in the Countryside

Policy SCLP12.1: Neighbourhood Plans



Development outside the Clusters

5.9 The National Planning Policy Framework states that the development of isolated new homes in the countryside should be avoided other than in a limited number of specific circumstances. Local Plan Policy SCLP5.3: Housing Development in the Countryside sets out those specific circumstances which are illustrated in the box.

Circumstances when housing development in the countryside may be acceptable: source Policy SCLP5.3 Suffolk Coastal Local Plan

- a) Affordable housing to meet identified local needs on exception sites adjacent to, or well related to, Settlement Boundaries or clusters of housing in the countryside (in accordance with Policy SCLP5.11 and Policy SCLP5.4);
- b) Limited development within existing clusters (in accordance with Policy SCLP5.4);
- c) Replacement dwellings on a one to one basis where these are no more visually intrusive in the countryside than the building to be replaced;
- d) Subdivision of an existing larger dwelling;
- e) Conversion of an existing building (in accordance with Policy SCLP5.5);
- f) Rural workers dwellings, where there is an essential need for a rural worker to live permanently at or near their place of work (in accordance with Policy SCLP5.6);
- g) Other residential development consistent with policy on residential development in the countryside contained in the National Planning Policy Framework.

5.10 For Playford, the development of any type of new housing referred to in Local Plan Policy SCLP5.3 will have to give careful consideration to the potential impact of the proposal on the historic and natural environment and the infrastructure capacity of Playford.



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6. LANDSCAPE AND NATURAL ENVIRONMENT



Context

- 6.1 The built-up area of Playford nestles on the valley side of the River Fynn, concealed within views from the higher plateaux, by the narrow and relatively steep valley sides, and by considerable mature tree cover. The distinctive topography is a defining characteristic of the village's setting and the approach from the north is particularly distinctive, as Butts Road descends quite abruptly through a tunnel of trees to the valley bottom. Land use in the lower parts of the valley is pastoral, with a mosaic of other habitats including ancient woodland, wet Alder Carr and open water managed for wildlife. Arable land is generally only found on the upper valley sides and plateaux where better drained land and simpler topography makes modern farming possible.
- 6.2 Prior to the current Suffolk Coastal Local Plan (September 2020), the Fynn Valley area of the parish was designated as a 'Special Landscape Area' which are landscapes of county wide significance originally identified in the Suffolk County Structure Plan produced in the 1980's. The former Suffolk Structure Plan (2001) set out the specific characteristics the landscape needed to exhibit to be recognised as a Special Landscape Area, including "River valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna." Reflecting national planning guidance, the Special Landscape Area was not carried forward in the 2020 Local Plan for the area, primarily because their designation was not supported by a detailed assessment.
- 6.3 A small part of the parish, at its south-eastern corner, forms part of the Sinks Valley Site of Special Scientific Interest that extends into Kesgrave parish. Of significance at the local level are the five County Wildlife Sites which are designated due to their county or regional importance for wildlife. The sites are:
- Playford Reservoir
 - Playford Alder Carr Wood
 - Lux Wood
 - Pogson's Farm Meadow, and
 - Playford Mere
- 6.4 The Parish Council commissioned a study of Playford Mere in 2019 to inform the preparation of the Neighbourhood Plan. The study identified that the Mere incorporates a number of UK Priority Habitats and recommended that the extent of the County Wildlife Site be extended to include the adjacent sandy cliff, which happened in 2019. The Study is available to view on the Neighbourhood Plan website.

Local Plan Context

- 6.5 The Local Plan notes that the area's high quality natural environment is important to many local communities as it positively contributes to quality of life, quality of place and mental health. Across the former Suffolk Coastal area there are number of internationally, nationally and locally important sites of natural importance. Policy SCLP10.1: Biodiversity and Geodiversity seeks to protect and enhance habitats and designated sites of national importance and enhance local biodiversity and geodiversity importance.
- 6.6 Suffolk Coastal District Council commissioned the Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) of the former Suffolk Coastal District and the fringes of Ipswich in support of the Local Plan. Paragraph 10.42 of the Local Plan notes that "*Neighbourhood Plan groups may choose to produce local landscape character assessments to supplement the Local Plan landscape evidence at the Town or Parish level.*" To compliment this, Policy SCLP10.4: Landscape Character states that neighbourhood plans may include local policies related to protecting and enhancing landscape character and protecting and enhancing tranquillity and dark skies.

Residents' Survey

- 6.7 Of those that responded to the Residents' Survey, 92% thought that access to the countryside was a positive feature of Playford, while 82% thought that the rural character of the parish was a positive feature.

Neighbourhood Plan Policies

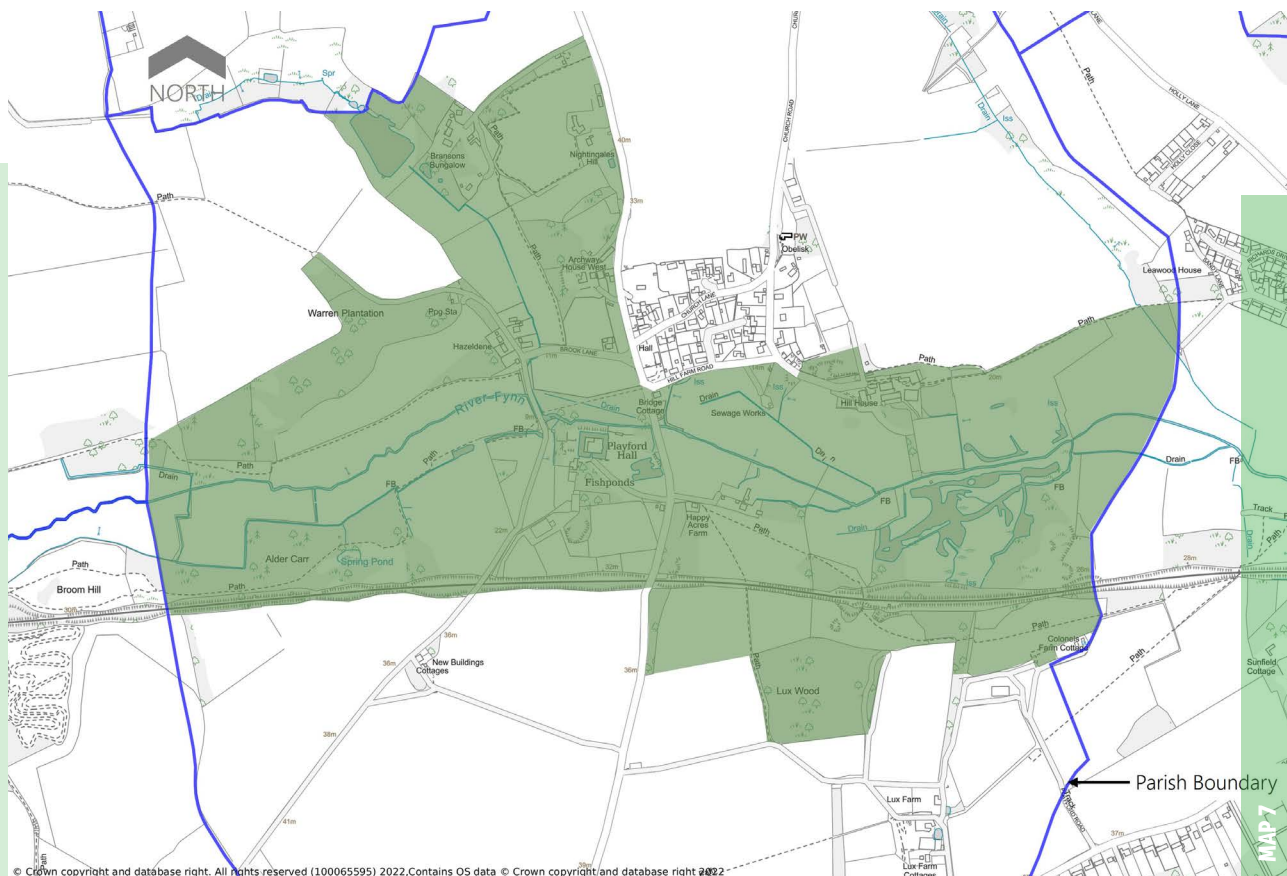
The Landscape

- 6.8 Recognising the fact that the Fynn Valley had previously been designated as a Special Landscape Area and in the context of paragraph 10.42 of the Local Plan, the Parish Council commissioned the "Fynn Valley Landscape Value Appraisal" to be prepared by Landscape Architect, Lucy Batchelor-Wylam in 2022. The appraisal's objectives were:
- Review the extent of the old SLA
 - Define and map aspects of value in the landscape within the Neighbourhood Plan area;
 - Provide understanding about the area's special qualities, scenic value, views, biodiversity assets and cultural features which contribute to the value of the landscape;
 - Identify the sensitivities of the landscape to future development or change management.

The finished Appraisal is available to view on the Neighbourhood Plan website.



- 6.9 In particular, the Appraisal concluded that the lower Fynn Valley in Playford (primarily below the 25 metres contour) and as illustrated on **Map 7**, is worthy of designation as an Area of Greater Landscape Value and Sensitivity (AGLVS). The Appraisal noted the area had the following valued characteristics:
- Designated natural heritage (with importance at county/regional level) - semi-natural ancient woodlands, wet woodland, open water, areas of acid grass and marginal plants. Together with the river, system of meadows, field hedges and wide road verges they form a significant network of linked wildlife habitat of high value.
 - Small-scale, intimate, historic landscape patterns endure, often still managed with traditional practices. The long association of Playford Hall with the local farms promoted continuation of traditional management, farming, and game management practices resulting in the rich mosaic of land uses and habitats seen today. Field size and arable farming increases markedly upslope with associated loss of historic patterns.
 - Significant cultural heritage - Scheduled Monument and II* grading to Playford Hall. Undesignated assets at Hill farm. The valley landscape provides setting and backdrop as well as being of historic interest in its own right, understood through the pattern of small and pastoral fields, still arranged within an ancient pattern of enclosures.
 - Complex valley topography contributes very positively to local distinctiveness and provides scenic views.
 - Important recreational resource with a dense network of footpaths and narrow lanes, providing access to the countryside and its rich habitats. Green infrastructure is important for supporting health, wellbeing and social interaction.



6.10 The Appraisal recommended that a landscape and visual assessment should be considered a requirement for any development proposed within this area. It should also be noted that development outside this area could still have adverse effects on the AGLVS and appropriate appraisal is recommended on adjoining land where adverse impacts on landscape character, visual amenity, skylines or on the sense of tranquillity could result. Policy PFD2 therefore designates an Area of Greater Landscape Value and Sensitivity covering the area identified on **Map 7**. Proposals within this area, or that could have an impact on it, will be required to demonstrate how they have considered and addressed the potential impact of the development on the qualities of the designated area.

Policy PFD2 -

Area of Greater Landscape Value and Sensitivity

An Area of Greater Landscape Value and Sensitivity is identified on Map 7. Development proposals in the Area of Greater Landscape Value and Sensitivity will be permitted only where they:

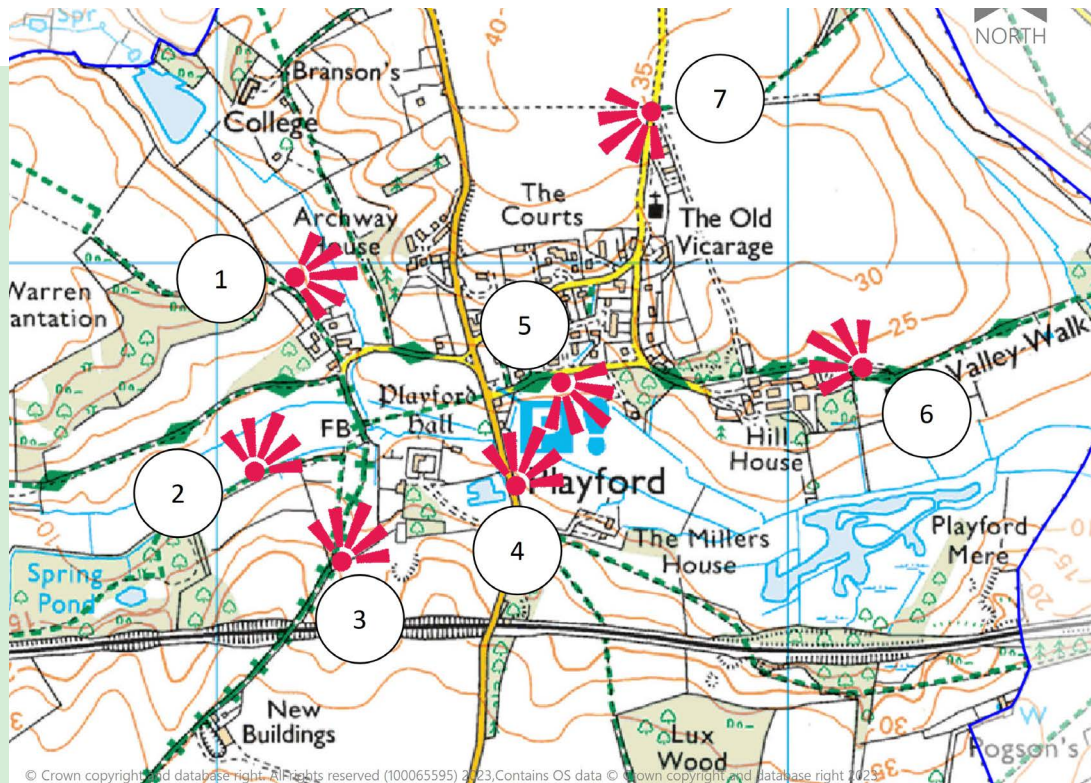
- i) protect and enhance the special landscape qualities of the area, as identified in the Fynn Valley Landscape Value Appraisal (2022); and
- ii) are designed and sited so as to harmonise with the landscape setting of the site; and
- iii) provide suitable landscape impact mitigation measures as part of the proposal.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.4: Landscape Character

Important Views

- 6.11 The nature of the landscape is such that there are opportunities for extensive views into and out of the built-up area of the village from publicly accessible points. The most significant are identified on **Map 8** and in a separate Assessment of Important Views, produced in support of the Neighbourhood Plan. There could be circumstances where a development proposal would have a significant detrimental impact on that view.



MAP 8
IMPORTANT VIEWS

Policy PFD3 -

Protection of Important Views

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on Map 8. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.4: Landscape Character

- 6.12 When proposals for development in the parish are being prepared, it will be necessary to take account of the impact on views and demonstrate how the development can be satisfactorily accommodated within the landscape. Landscape Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity are considered in decision-making.

Wildlife Habitats

- 6.13 The parish is rich in wildlife habitats and natural features including a Site of Special Scientific Interest, a County Wildlife Site and ancient woodland. In addition, to the south of the railway line there are a number of tree preservation orders including one along the length of Playford Road from the Rushmere St Andrew parish boundary to the Little Bealings parish boundary. Across the Parish there is a range of "Priority Habitats" defined in the UK Biodiversity Action Plan and important for conserving biodiversity.

6.14 The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area. Paragraph 174 d) of the NPPF (2023) notes that decisions should “contribute to and enhance the natural and local environment by.....minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. The National Planning Practice Guidance notes that; “Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.”

6.15 In Playford, development proposals that deliver biodiversity improvements will be particularly supported. The National Guidance states that examples might include creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating ‘swift bricks’ and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat, specifically hedgehog tunnels in any new development.

6.16 In November 2021 the Environment Act received Royal Assent and will, when fully enacted, require new developments to deliver a minimum 10 per cent biodiversity net gain. In August 2021 a British Standard for Biodiversity Net Gain was published (BS8683) to provide a standard for designing and implementing such requirements. The timing of the introduction of the minimum requirement is unclear at present but within the Neighbourhood Plan Area, residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals.

6.17 The woodland, hedgerows and streams in the parish form part of a wider network of wildlife corridors that extend along the Fynn Valley. The neighbouring Rushmere St Andrew Neighbourhood Plan also recognises the importance of wildlife in the area. It seeks to ‘plug the gaps’ in significant tree belts and hedgerows, something that is also important to identify and improve across Playford parish in order to improve wildlife corridors. This is especially important along the course of the River Fynn and the Parish Council will seek to co-ordinate work to maintain and improve these corridors to achieve wildlife habitat improvements.

Policy PFD4 - Protection of Trees, Hedgerows and other Natural Features

Development proposals should avoid the loss of, or substantial harm to and trees, hedgerows and other natural features such as ponds and watercourses.

Where such losses or harm are unavoidable:

- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain.

Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.

Otherwise acceptable development proposals will be supported where they provide a net gain in biodiversity through, for example:

- a. The creation of new natural habitats including ponds;
- b. Restoring and repairing fragmented biodiversity networks through the planting of additional native trees and hedgerows of local provenance (reflecting the character of Playford’s traditional woodland and hedgerows), and;
- c. including ecological enhancement of habitats for species of conservation importance such as swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.

Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.1: Biodiversity and Geodiversity

COMMUNITY ACTION 1 - WILDLIFE CORRIDORS

The Parish Council will consider ways of working with neighbouring parishes to co-ordinate the improvement of wildlife corridors within and through the parish.



7. HISTORIC ENVIRONMENT

Context

- 7.1 Although Playford does not have a designated conservation area, the parish has a rich fabric of historic buildings and features (collectively known as heritage assets), the jewel of which is the moated Playford Hall. The current building is believed to be about half of its original size with only the west wing surviving from the original 16th century building. The site is a scheduled monument while the Hall itself is listed Grade II* and the Hall's bridge and revetments and the stable and coach house block are all listed Grade II. The Historic England register describes the moated site as "a very good example of a late 16th-century moated mansion, of which significant remains survive above ground, and retains valuable archaeological information concerning the construction and use of the mansion as well as earlier activity on the site."
- 7.2 Elsewhere in the parish the parish church is also listed Grade II* and there are currently three other listed buildings and structures, namely:
- The monument to Thomas Clarkson in the churchyard
 - Playford Grange
 - Copyhold, Church Lane
- 7.3 In addition, the parish is known to be rich in archaeological finds and records. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.

Local Plan Context

- 7.4 The Local Plan contains up-to-date policies covering the protection and management of heritage assets. It notes that "Heritage gives places their character and individuality. It creates a focus for community pride, a sense of shared history, and a sense of belonging. Historic buildings and the historic parts of towns and villages provide a focus for social and economic activity."
- 7.5 Where development is proposed that would impact on a heritage asset or its setting, applicants should refer to the Historic Environment policies of the Local Plan and seek advice from the Council's Heritage Team.

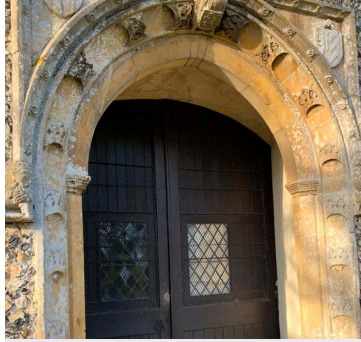
Residents' Survey

- 7.6 Of those that responded to the Residents' Survey, 72% wanted to see more protection for unlisted buildings that contribute to the character of the village.

Non-Designated Heritage Assets

- 7.7 The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a "positive contribution" to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets and East Suffolk Council has published criteria against which potential candidates for such a list





should be judged.

7.8 Some 11 properties have been identified as meeting the East Suffolk Council criteria for designation, the details of which are set out in a separate Appraisal of Non-Designated Heritage Assets included as Appendix 1 of the Plan. Local Plan Policy SCLP11.6 states that proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance. Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset. In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:

- a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

Policy PFD5 -Non-Designated Heritage Assets

The Plan identifies the following buildings as non-designated heritage assets and as described in Appendix 1 of the Neighbourhood Plan.

1. Airys Cottage
2. Church Corner Cottage
3. Hill House
4. Foxboro Cottage
5. Millers House
6. Bridge Cottage
7. Glenham
8. Sonnet House
9. Lower Lodge
10. Brook Lane Cottages
11. Archway House

Proposals for any works to a Non-Designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan.

Relevant Suffolk Coastal Local Plan Policies:
Policy SCLP11.6: Non-Designated Heritage Assets



8. DEVELOPMENT DESIGN

Context

- 8.1 The design and construction of any new development can, if not considered carefully, have a significant detrimental impact on the environment, the amenity of existing residents and the local infrastructure. Although planning policies do not support the construction of significant housing development in Playford, even one new dwelling or the inconsiderate design of an extension to an existing dwelling needs to be afforded careful consideration in terms of location and design.
- 8.2 A range of housing styles can be found across Playford which contributes to its character as a rural village, despite having a relatively small settlement area and population. The housing varies from single storey bungalows to semi-detached and detached houses 2-3 storeys tall, all generally with rear garden spaces. The majority was built and completed in the late 1970s and early 1980s, with some pockets of newer developments from the recent decade interspersed across the village.
- 8.3 Orientation of buildings varies across the village, with most buildings fronting onto lanes and cul-de-sacs, although a few address the street with their end gable. Most houses are appropriately setback from the highway and buffered by green verges, trees, or hedgerows, with the exception of a few that are fronting directly onto the street with little setback. Back gardens are generally buffered and screened by hedgerows and foliage to provide a good level of privacy.
- 8.4 It is important that careful consideration of the site and its surroundings is made at the outset in order to understand how the proposal impacts on the character of the area and existing residents. Unsympathetic and poorly designed development, especially within the vicinity of a heritage asset, can have a significant detrimental impact on the area. It will also be crucial that the design pays attention to minimising environmental impact through, for example, the incorporation of energy saving measures.

- 8.5 The NPPF makes it clear, in paragraph 126, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January 2021 the Government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. The Guidance notes that provides a structure that it can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.

Local Plan Context

- 8.6 The Suffolk Coastal Local Plan supports design that creates a sense of place and acknowledges local form and character. It also encourages neighbourhood plans to include "design policies which respond to their own local circumstances." This is specifically referred to in Policy SCLP11.1: Design Quality. The Local Plan also notes that new development needs to be designed and located in order to minimise harm on existing and future residents. It identifies that harmful effects "can include those arising from overlooking, loss of privacy, noise, odour and light pollution and overbearing development."



Planning Policies

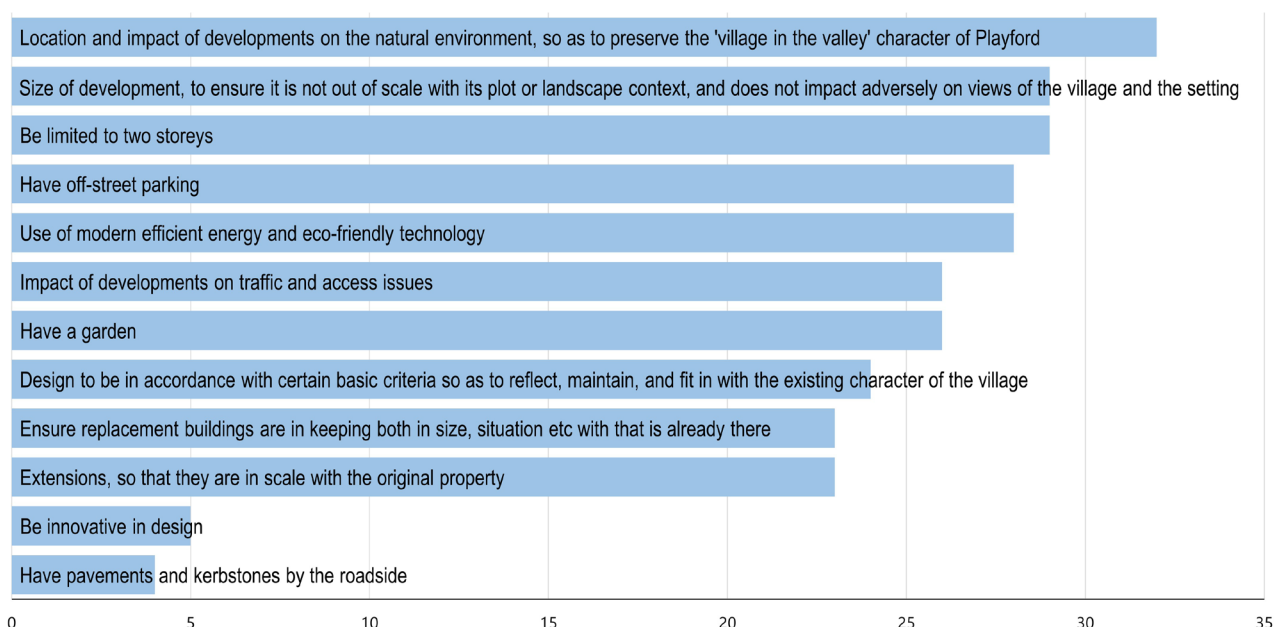
- 8.7 In April 2022 East Suffolk Council adopted a "Sustainable Construction Supplementary Planning Document" which focuses on delivering new developments that:
- reduce demand and use of finite resources and which result in lower carbon emissions or are 'zero carbon'.
 - avoid or reduce unnecessary harm to the natural environment and wildlife and which support people's good health and wellbeing; and
 - adapt the built environment to the impact of climate change through design.

Residents' Survey

- 8.8 The Neighbourhood Plan Residents' Survey asked for opinions on the principles that should influence the design of new houses. The results are illustrated in the chart below, identifying that the preservation of the "village in the valley" character of Playford is the most important concern.

- 8.9 New development in Playford should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents. While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure that new development is of high quality and has regard to its surroundings
- 8.10 As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines and Codes have been prepared for the parish by AECOM Consultants. The document is published as supporting evidence to the Neighbourhood Plan and seeks to inform the design that any future development should follow. The Design Guide and Codes provides general design guidelines for new development, reproduced below, and a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 2 of the Plan.

Residents' opinions on the principles that should influence the design of new houses





General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.



Policy PFD6 - Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as identified in the Playford Design Guidelines and Codes, and create and contribute to a high quality, safe and sustainable environment.

In addition to having regard to the National Model Design Code, all planning applications should demonstrate how they satisfy the requirements of the Development Design Principles in Appendix 2 of the Neighbourhood Plan, as appropriate to the proposal.

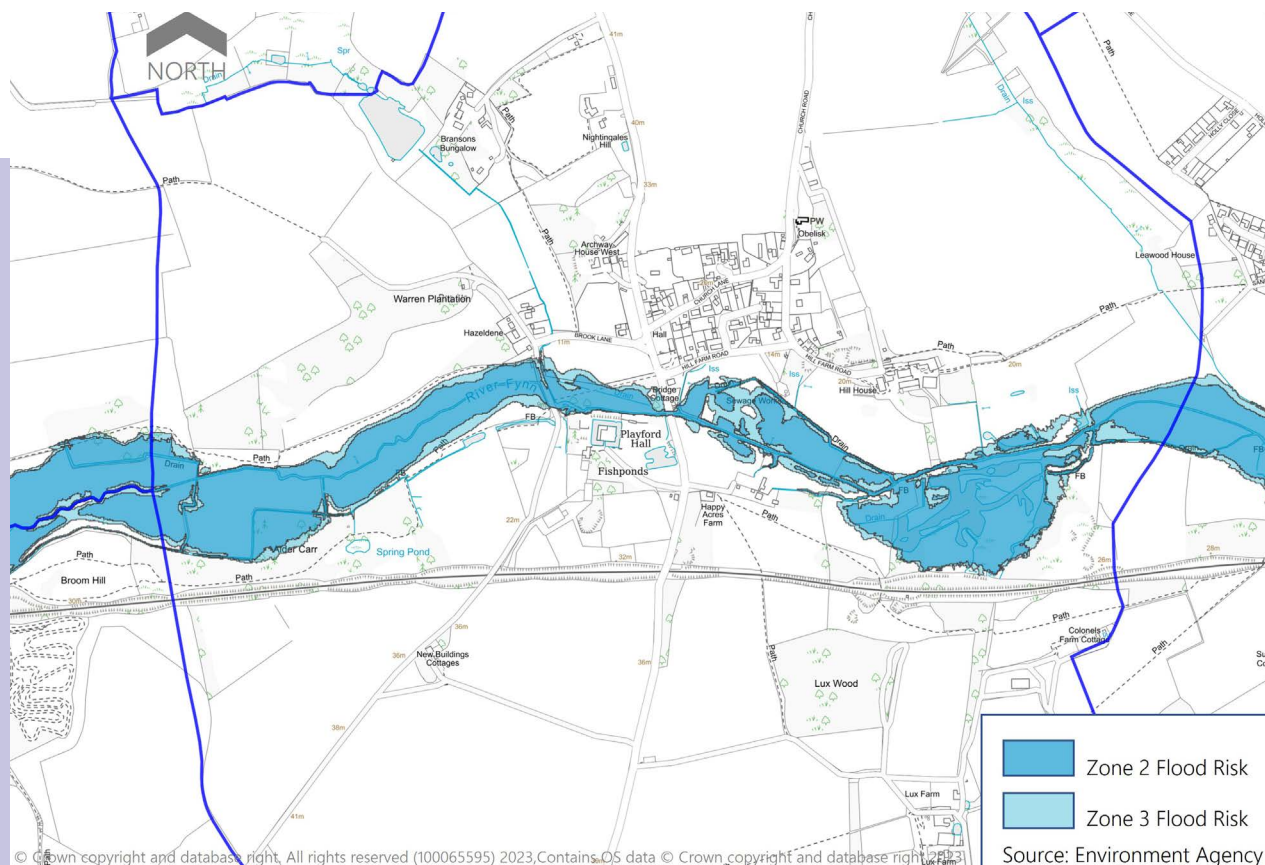
In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

- the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced;
- they do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- designs respect the character, scale and density of the locality;
- in accordance with adopted standards, the safety of the highway network is maintained or enhanced, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- development faces on to existing roads wherever possible;
- developments are not situated in areas of any form of flooding, and should not result in water run-off that would add-to or create surface water flooding, through the incorporation of above ground open Sustainable Drainage Systems (SuDS) that are multifunctional and provide amenity and biodiversity, in accordance with the Suffolk Flood Risk SuDS Local Design Guide 2023 and the Suffolk Coastal Local Plan Policy SCLP9.6 Sustainable Drainage System;
- adequate provision for the screened and/or covered storage of all wheelie bins and cycle storage is made, as appropriate and in accordance with adopted cycle parking standards;
- suitable ducting capable of accepting fibre to enable superfast broadband is included; and
- one electric vehicle charging point per new off-street residential parking place created is provided.

Flooding

8.11 The general area in the proximity of the River Fynn is susceptible to flooding, as illustrated on Map 9.

Generally, there are no dwellings within the identified flood zone and the larger at risk areas are generally acknowledged to be flood meadows. Should any proposals come forward within those flood risk zones they will be considered in the context of the sequential approach to development set out in the NPPF. Developments that do not take this into account and manage their own drainage properly, or that by nature of their construction send groundwater offsite to create flooding elsewhere in the village, will not be supported.



MAP 9
AREAS AT RISK OF FLOODING FROM RIVER FYNN

8.12 In terms of surface water flooding, there are more areas of the village centre that are prone to flooding as a result of heavy rain. Sustainable Drainage Systems (SuDS) can help manage the impact of development on flooding by providing an alternative to the direct discharge of surface water through networks of pipes and sewers to nearby watercourses. (SuDS) are designed to manage and use rainwater close to where it falls, on the surface and incorporating vegetation, tend to provide the greatest benefits. Most SuDS schemes use a combination of SuDS components to achieve the overall design objectives for the site.

8.13 Adopted Local Plan Policy SCLP9.6: Sustainable Drainage Systems, provides a comprehensive framework for the implementation of measures to manage surface water run-off.

Light Pollution

8.14 Paragraph 185 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.



Policy PFD7 - Artificial Lighting

While ensuring that new developments are secure in terms of occupier and highway safety, dark skies are to be preferred over streetlights. Any future outdoor lighting systems should have a minimum impact on the environment by being downward focussed and motion sensitive, not extend past the property boundary, and minimise light pollution and adverse effects on wildlife and subject to:

- i. highway safety,
- ii. the needs of particular individuals and groups, or
- iii. security

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.4: Landscape Character

9. SERVICES AND FACILITIES



Context

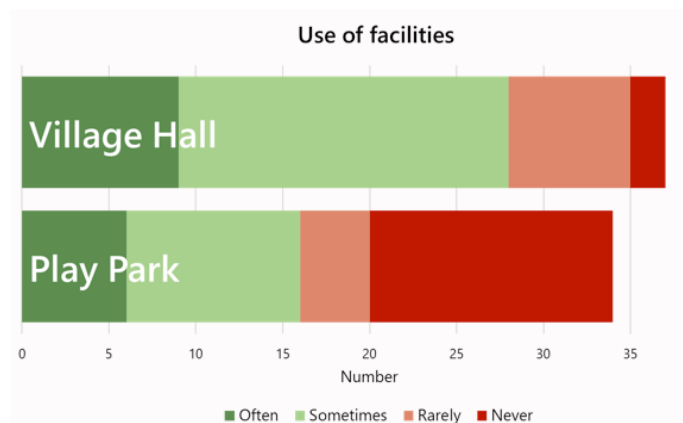
- 9.1 The village currently has very little in the way of services and facilities, reflected by its countryside settlement designation in the adopted Local Plan. The Village Hall and adjoining play park are the only formal facilities in the village centre. A bottle and clothes recycling bank is also located in the Village Hall car park. There seems little likelihood that additional services, such as a village shop, will be forthcoming in the current economic climate.
- 9.2 Although not in the village centre, Kesgrave's allotments can be found in Playford parish on Playford Lane in Rushmere St Andrew. Despite being remote from Kesgrave's residents, they are well supported with a waiting list for vacant plots.

Local Plan Context

- 9.3 Adopted Local Plan Policy SCLP8.1: Community Facilities and Assets provides an up-to-date policy framework for the consideration of planning applications that impact on existing facilities. The policy generally supports the provision of new community facilities if the proposal meets the needs of the local community. It also states that proposals which would result in the loss of a facility will only be permitted if:
- a) *It can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;*
 - b) *It can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance; or*
 - c) *Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.*

Residents' Survey

- 9.4 The Residents' Survey asked how often people used the Village Hall and play park, as illustrated in the chart.
- 9.5 The results indicate that the Village Hall is used on a regular basis by residents and the play park less so. The latter probably reflects the small number of children in the village.



Planning Policy

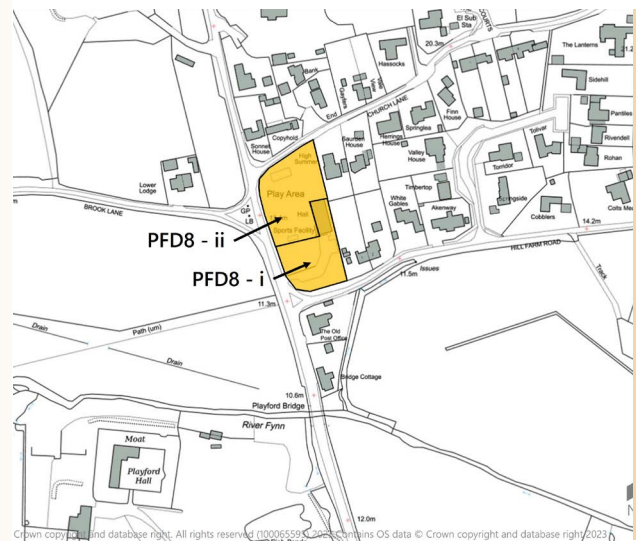
- 9.6 It is vital that existing services and facilities are protected and enhanced for the use of current and future residents. It is recognised that demands change over time, however, and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them.

Policy PFD8 - Parish Services and Facilities

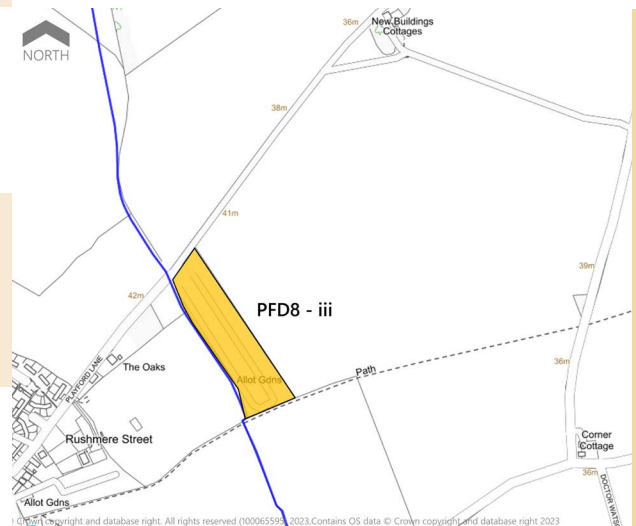
Proposals that would result in the loss of the following facilities, as identified on **Map 10** and **Map 11**, will be determined in accordance with Policy SCLP8.1 of the Local Plan:

- i. The Village Hall
- ii. The Play Park
- iii. Kesgrave Allotments, Playford Lane, Rushmere St Andrew

Proposals for the enhancement of the existing services and facilities will generally be supported subject to there being no unacceptable impact on the natural and historic environment, infrastructure and the amenity of residents.



MAP 10
VILLAGE HALL AND PLAY PARK



MAP 11
KESGRAVE ALLOTMENTS

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP8.2: Open Space

Policy SCLP8.3: Allotments

10. HIGHWAYS AND TRAVEL

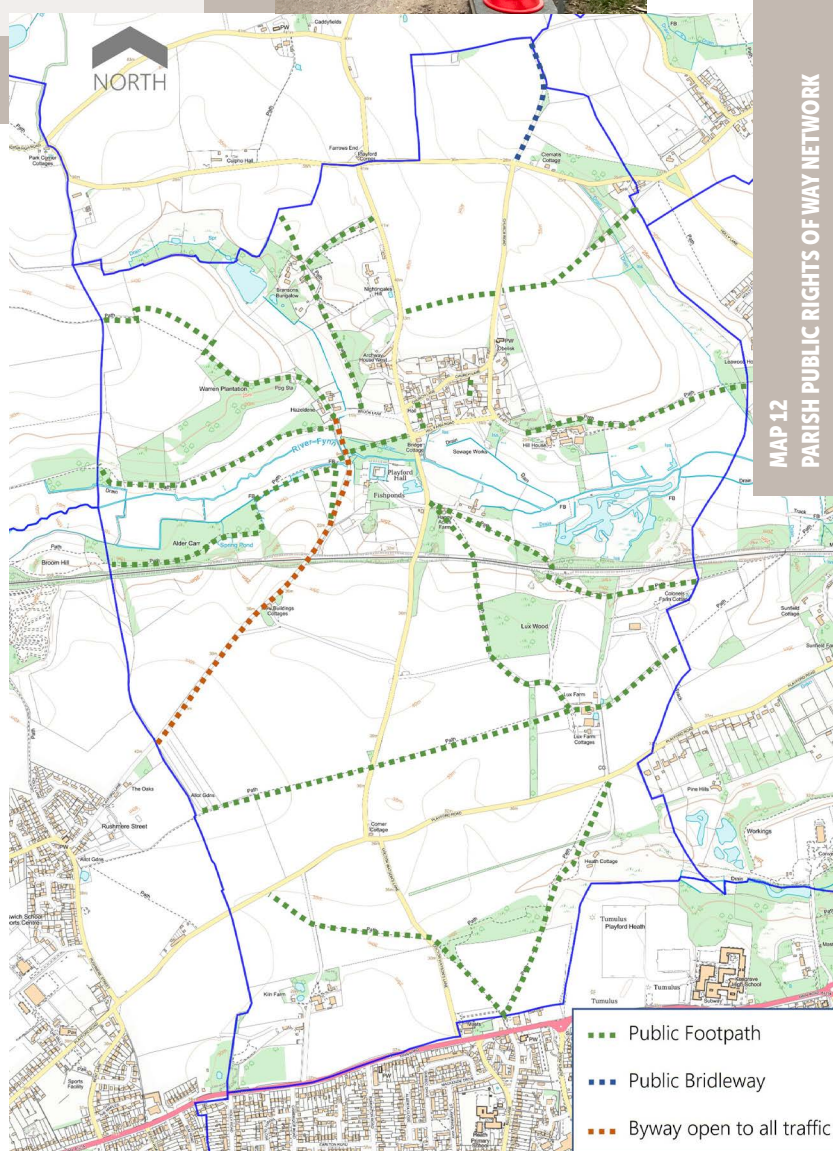
- 10.1 Although only 15 minutes' drive from the centre of Ipswich, Playford is located relatively off the "beaten track", being served only by minor and narrow roads. Butts Road is a C-class road that is relatively heavily used by vehicles passing between the eastern side of Ipswich and villages to the north, such as Grundisburgh. Other roads in the village are unclassified and all retain a rural sense of feeling by having no footways.
- 10.2 At the time of preparing this Neighbourhood Plan, the village was served by one bus a day Monday to Saturday, departing the village at 9.11am in the morning to Ipswich town centre and returning from the town centre at 12.45pm.
- 10.3 There is a good and well used network of public rights of way in the parish, as illustrated on **Map 12**. The paths along the Fynn Valley are especially popular with walkers.



- 10.4 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects.

Local Plan Context

- 10.5 The adopted Local Plan seeks to promote sustainable modes of travel, working with the County Council's Highways Department, to implement measures that will deliver a shift away from relying on the private car for journeys. At the same time, the Local Plan acknowledges that "many local roads are single track and unsuitable for conventional public transport such as buses."
- 10.6 Policy SCLP7.1: Sustainable Transport seeks to ensure that development proposals are designed to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities. It also supports opportunities to improve access to public transport in rural areas, such as Playford.



10.7 Of particular relevance to Playford, the policy states:

Development will be supported where:

- a) *Any significant impacts on the highways network are mitigated;*
- b) *It is proportionate in scale to the existing transport network;*
- c) *All available opportunities to enable and support travel on foot, by cycle or public transport have been considered and taken;*
- d) *It is located close to, and provides safe pedestrian and cycle access to services and facilities;*
- e) *It is well integrated into and enhances the existing cycle network including the safe design and layout of new cycle routes and provision of covered, secure cycle parking;*
- f) *It is well integrated into, protects and enhances the existing pedestrian routes and the public rights of way network;*
- g) *It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety;* and
- h) *The cumulative impact of new development will not create severe impacts on the existing transport network.*

Residents' Survey

10.8 Unsurprisingly, the residents' survey found that 97% of those that took part used the car to access work, shopping, education and leisure as there was no realistic alternative. When asked what the negative features of Playford were, the speed of passing traffic came out top of the concerns, followed by pedestrian safety and the volume of traffic. Just over 56% of residents used the public footpaths on a regular basis.

Planning Policies and Community Actions

10.9 Generally, the implementation of Policy SCLP7.1 will provide a sufficient policy framework for the determination of planning applications that have an impact on highways in the parish. Measures to improve and extend the existing network of public rights of way will be supported provided their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal. Policy PFD9 sets out the Plan's approach to this matter. The policy needs to be read within the wider context set by the development plan. It does not offer opportunities for development which would otherwise enhance footpath links to come forward where such a proposal would be in conflict with the provisions of the Suffolk Coastal Local Plan and other policies in this Plan.

Policy PFD9 - Public Rights of Way

Development proposals which improve and extend the existing network of public rights of way will be supported. As appropriate to their scale, nature and location, such development proposals should take account of the existing value of the right of way concerned as a biodiversity corridor and where practicable incorporate measures to enhance biodiversity as part of the proposal.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP7.1: Sustainable Transport



10.10 Some comments were made by residents about the ability to use public rights of way throughout the year. There are instances where paths become obstructed due to overhanging vegetation and impassable due to flooding. The Parish Council has a role in encouraging landowners to keep paths accessible and will continue to pursue this.

COMMUNITY ACTION 2 - PUBLIC RIGHTS OF WAY

The Parish Council will continue to lobby landowners to ensure that the public rights of way network remains accessible and barrier free for all users throughout the year.



Addressing Traffic Impact

- 10.11 As noted above, the impact of traffic passing through the village has been raised by many residents as the biggest concern about living in Playford. The Parish Council can only lobby for improvements on behalf of residents, but it is believed that a suite of measures would address those concerns highlighted during the preparation of this Plan.

COMMUNITY ACTION 3 - TRAFFIC CALMING

The Parish Council will consider ways of working with the County Council to install traffic calming points at the entrance to the village.



- 10.12 The Residents' Survey has highlighted the lack of alternatives to using the motor car to travel out of the village. Bus services in rural areas across the County have been subject to cuts in recent years and the loss of the only bus that serves the village remains a threat and would leave those residents without a car reliant on cars and lifts to travel to work or access services and shops.

COMMUNITY ACTION 4 - 20 MPH SPEED LIMIT

The Parish Council will consider ways of working with the County Council to designate a 20mph speed limit on roads in the village centre.

COMMUNITY ACTION 5 - HGVS

The Parish Council will consider ways of working with the County Council to seek the introduction of lorry weight limits in the village centre.



COMMUNITY ACTION 6 - PUBLIC TRANSPORT

The Parish Council will consider ways of working with bus operators, including community transport initiatives, to provide better public transport to nearby centres.

APPENDIX 1 - NON-DESIGNATED HERITAGE ASSETS

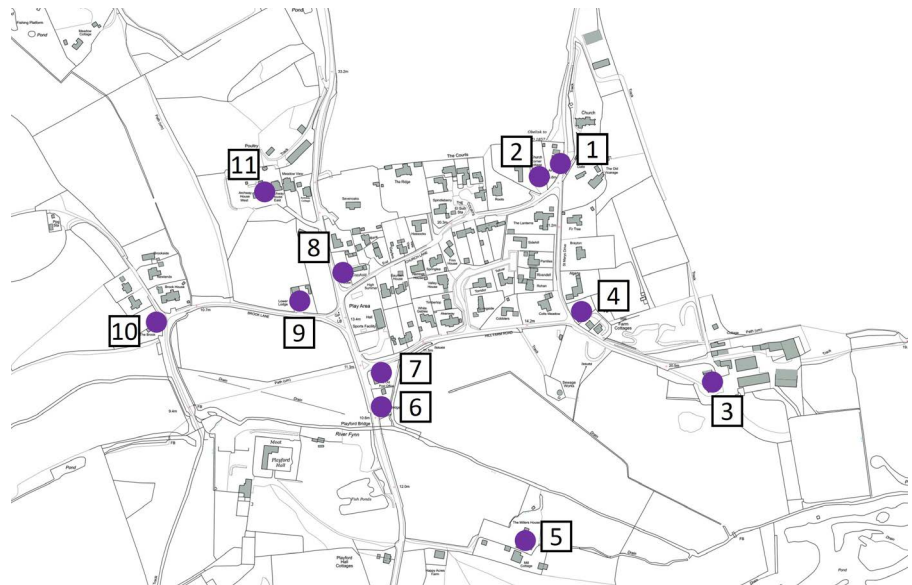
The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a "positive contribution" to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets and East Suffolk Council has published criteria against which potential candidates for such a list should be judged.¹

This Assessment has been prepared to demonstrate how 11 individual or groups of properties that have been identified during the preparation of the Playford Neighbourhood Plan meet the East Suffolk criteria for designation as Non-Designated Heritage Assets. Some regard has also been had to Historic England's guidance on Local Heritage Listing.² The Assessment does not include Designated Heritage Assets, as noted on Historic England's website.

Local Plan Policy SCLP11.6 states that proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance.

ASSESSMENT - IDENTIFIED BUILDINGS AND FEATURES

1. Airys Cottage
2. Church Corner Cottage
3. Hill House
4. Foxboro Cottage
5. Millers House
6. Bridge Cottage
7. Glenham
8. Sonnet House
9. Lower Lodge
10. Brook Lane Cottages
11. Archway House



The following pages provide an assessment of each Building considered to be of Local Significance against the criteria. The assessment makes reference to the not inconsiderable task of recording the history of the properties being undertaken by the then Village Recorder, Brian Seward.

Maps in this appendix are reproduced from the Ordnance Survey Map.

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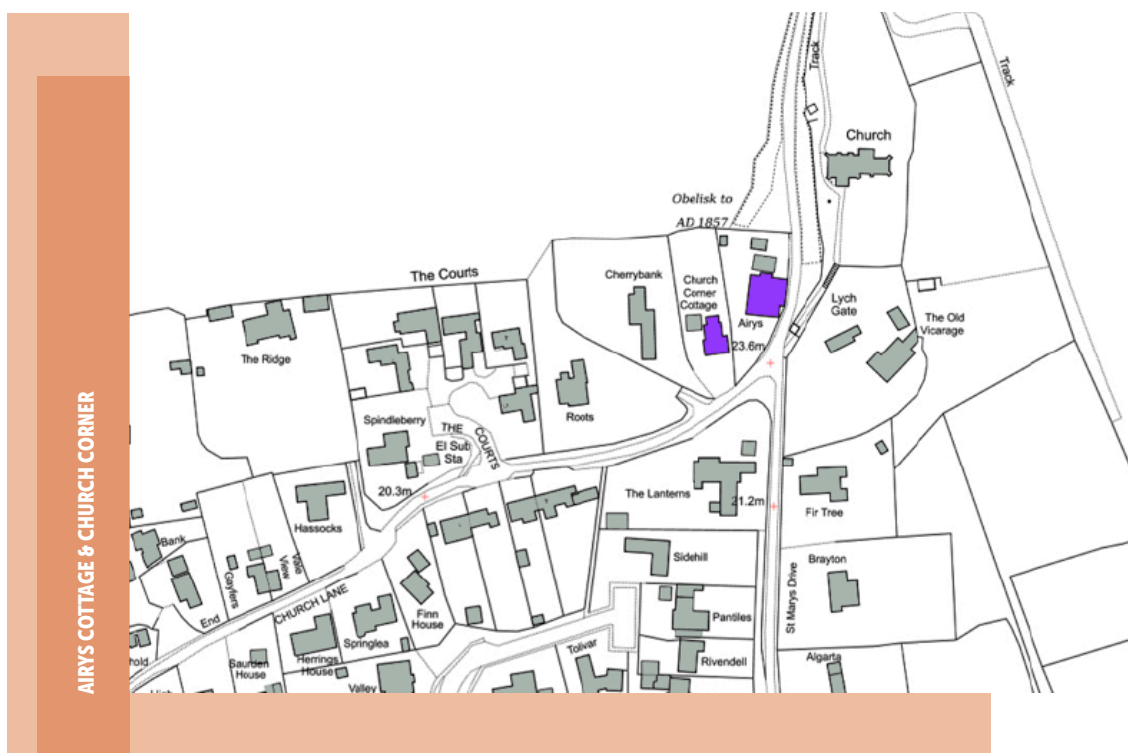


© Playford as beautifully drawn for us by Jennie Nix

¹ <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/>

² <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

Building / Feature	Airy's Cottage	Church Corner Cottage
Address	Church Lane	Church Corner Cottage, Church Lane
Description	The house was owned by the Airy family for three generations: from the time of its purchase in 1843-44 by George Biddell Airy the Astronomer Royal until the death in 1964 of his granddaughter, Anna Airy, one of the leading women artists of her generation.	Originally a pair of cottages dated at least to the 18th century. Colourwash brick with pantile roof, the eastern element is two-storey.
Archaeological Interest	None known	None known
Architectural Interest	Colourwashed brick and slate roof. Distinct cornice with dentils and turreted porch. Modern single-storey extension to the rear.	Typical village cottages that would originally have been occupied by farm labourers and tradesmen.
Artistic Interest	Distinct two-storey glazed garden entrance connects main elements of dwelling.	None evident
Historic Interest	Blue plaque on eastern elevation commemorates both George Airy and Anna Airy	Property was also once owned by George Airy, along with the adjacent "Airys"



Building / Feature	Hill House	Foxboro Cottage
Address	Hill Farm Road	Hill Farm Road
Description	Period farmhouse known to date back to the turn of the 19th century. It sits on raised ground above the Fynn and within an estate of 35 hectares.	Built at the end of the Napoleonic Wars out of materials from the former barracks on the Woodbridge Road in Ipswich.
Archaeological Interest	None known	None known
Architectural Interest	Substantial dwelling with mansard roof and red brick façade added c1900.	Much renovated and extended
Artistic Interest	None evident.	None evident
Historic Interest	The house and associated farm came to dominance following a decline in the dominance of Playford Hall and the arrival of Arthur Biddell in 1808 and his subsequent acquisition of the tenancies of Lux and Kiln Farms meant that Hill House became a prominent part of the village and its history.	Used as a school which ran from around 1866 until its closure some ten years later.

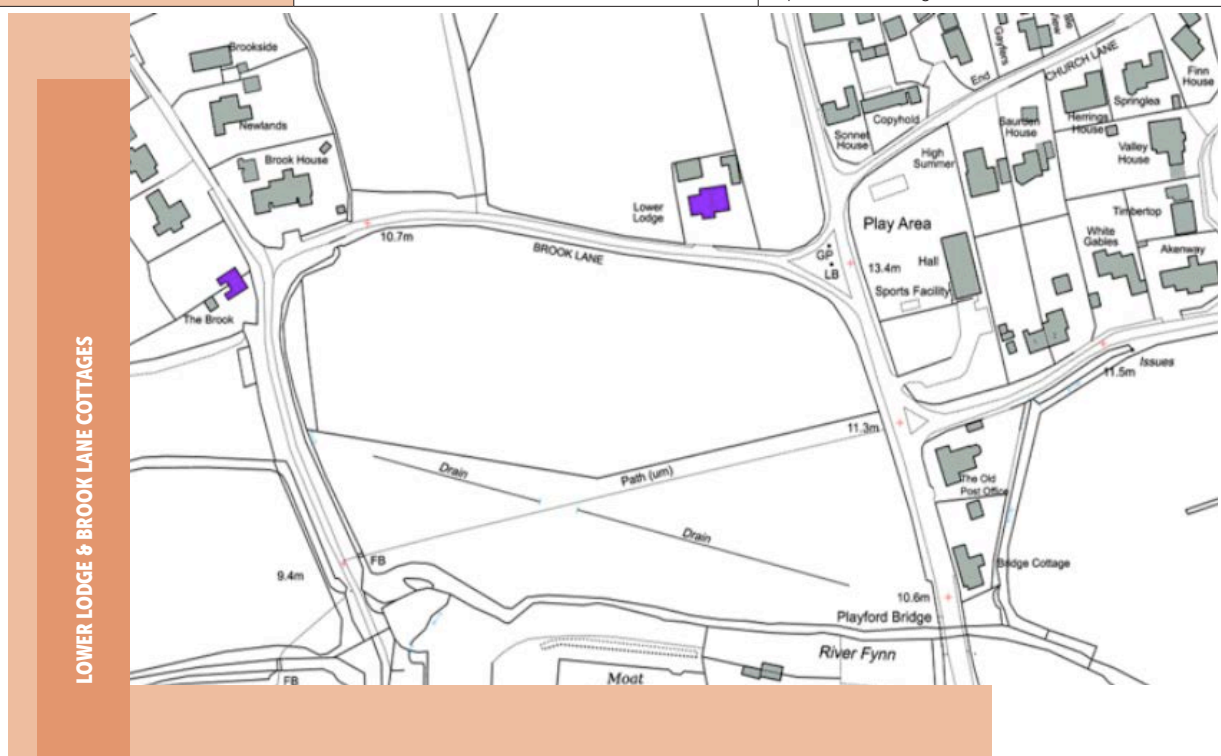


Building / Feature	Millers House	Bridge Cottage
Address	Off Butts Road	Butts Road
Description	A watermill is recorded at Playford in the Domesday Book and Hodgkinson's Map of 1783 includes a watermill symbol on the site of Millers House.	Brick built single cottage dating back to the early 19th century. Distinct red brick porch but the brick of the cottage is now white rendered with distinct black battons.
Archaeological Interest	None known	None known
Architectural Interest	The original mill buildings have been replaced and renovated on many occasions but the current buildings occupy a prominent position in the meadows south of the main village.	Much renovated and extended from the original but a very distinct feature in the village.
Artistic Interest	None evident.	None evident
Historic Interest	The watermill was an important part of the local agricultural economy for many years. It was unique in having two sources of water: the first was mill pond in front of the mill and house (no longer in existence) and a second was held back in the mill stream. The watermill ceased to function late in the 19th century and the machinery was stripped out.	First record of its existence does not appear until the Tithe Apportionments of 1844 but likely to have been built somewhat earlier than this. Remained in single occupation throughout its existence, the only alteration to its structure being its considerable enlargement in the late 1930s when it first became an owner-occupied property.

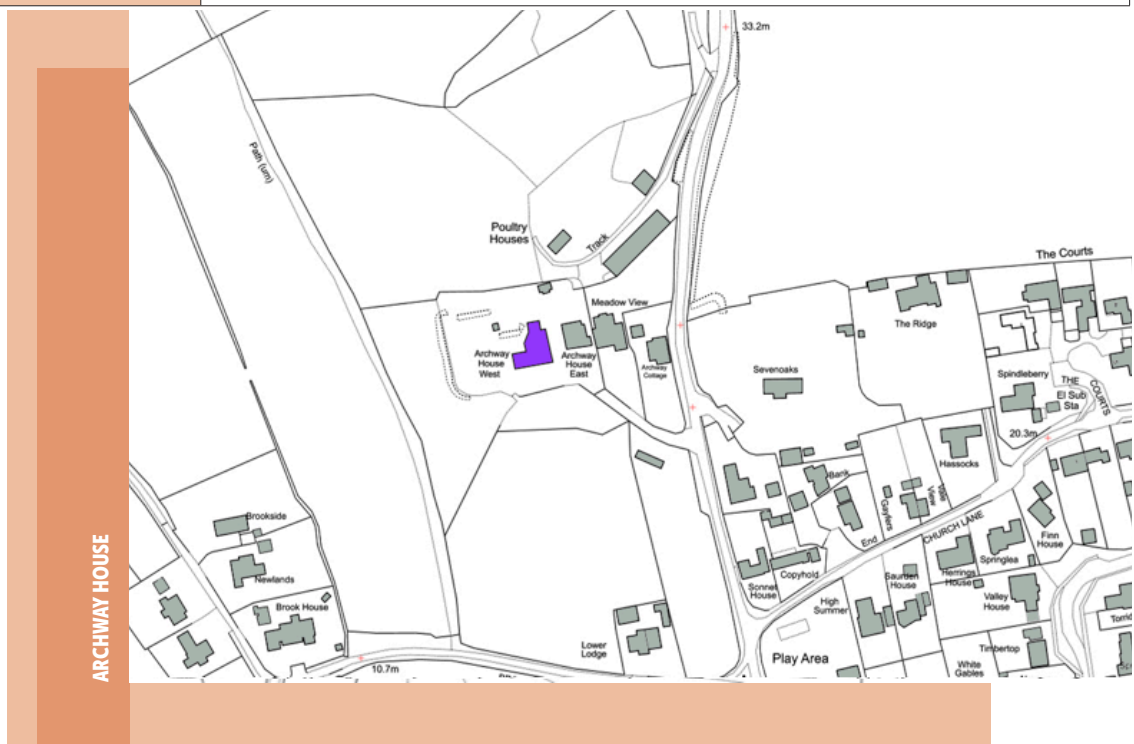
MILLERS HOUSE & BRIDGE COTTAGE



Building / Feature	Lower Lodge	Brook Lane Cottages
Address	Brook Lane	Brook Lane
Description	Single storey dwelling with three separate pitched roofs with distinct barge boards. Built in 1914.	Pair of semi-detached cottages built in the early 1880's of white brick and now with modern clay tiles
Archaeological Interest	None known	None known
Architectural Interest	Unusual design with three eaves facing Brook Lane and using "rat-trap" bond bricks.	No significant interest
Artistic Interest	None evident.	None evident
Historic Interest	Built by Herman Biddell within the grounds of Archway House (to the north) for his nanny of the time.	Last of what was a group of eight workers cottages 'down The Brook', the remainder of which were demolished in the 1970's and replaced with large executive homes.



Building / Feature	Archway House
Address	Butts Road
Description	Large red brick detached house with Dutch gables and some black and white stud and infill panels. Built in 1892.
Archaeological Interest	None known
Architectural Interest	
Artistic Interest	None evident
Historic Interest	Final home of Herman Biddell, first secretary of the Suffolk Horse Society and author of a number of horse books. He formerly farmed from Hill House Farm and Archway House was built for his retirement.



APPENDIX 2 - DEVELOPMENT CHECKLIST

General questions to ask and issues to consider when presented with a development proposal

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place and street scene?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Are electric vehicle charging points proposed?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

GLOSSARY

Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Biodiversity: Biodiversity is all the different kinds of life you'll find in one area—the variety of animals, plants, fungi, and even microorganisms like bacteria that make up the natural world. Each of these species and organisms work together in ecosystems, like an intricate web, to maintain balance and support life.

Biodiversity Networks: Linking of sites of biodiversity importance through biodiversity corridors or a series of individual sites.

Community Facilities: Facilities and uses generally available to and used by the local community at large for the purposes of leisure, social interaction, health and well-being or learning. This will include, but not be confined to, community centres, public houses, sports venues, cultural buildings, places of worship, medical facilities, shops, post offices, libraries, schools and other training and educational facilities.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Plan: The Development Plan for an area is a suite of Local Plan and Neighbourhood Plan documents for a local planning authority area, setting out the policies and proposals for the development and use of land and buildings. It includes Minerals and Waste Local Plan documents prepared by the County Council. It is the starting point for the determination of planning applications.

Geodiversity: Geodiversity is the variety of rocks, fossils, minerals, natural processes, landforms and soils that underlie and determine the character of the landscape and environment.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage Assets: An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value.

Non-designated Heritage Assets: A heritage asset that has not been included on any national list.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Playford

NEIGHBOURHOOD PLAN 2023-2036

Submission Draft Plan - SEPTEMBER 2023



Playford Parish Council