



Parish Of Mendlesham
Neighbourhood Development Plan
2018 - 2037
Version 4.8.2
[Referendum Version]

Revised Autumn 2022



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The Mendlesham Neighbourhood Development Plan Executive Summary

Mendlesham is a long established Suffolk village whose history can be traced back to 1086. The local area has always been identified with farming and still today the parish of Mendlesham is predominantly an agricultural area. It is a classic Suffolk landscape, relatively flat with many fields, small tracts of woodland and river tributaries.

While Mendlesham and the small hamlets of Mendlesham Green and Tan Office have seen limited housing growth over the years the area has changed very little and it remains peaceful and quiet.

Local residents accept that Mendlesham village and the parish in general needs to grow but they are keen to preserve the rural image and not have the area transformed by inappropriate development.

The original agreed objectives were;

- To protect and enhance the rural and historic qualities of the neighbourhood/parish while encouraging the right kind of growth to deliver employment, housing (a range of) and community services which meet the needs of the local people.
- To develop and sustain the key service centre status of the neighbourhood/parish by encouraging development that supports a range of employment, services and housing; meeting the needs of local people while protecting and enhancing the quality of the local environment.
- To develop a vibrant and prosperous neighbourhood by encouraging development that supports a range of businesses, services and housing; meeting the needs of local people while protecting and enhancing the quality of the local environment.

The Mendlesham Neighbourhood Plan sets out clear guidance on future, appropriate, housing development, safeguarding the surrounding environment and the maintenance of its valuable key services (particularly the school, health centre, church, shop and post office).

To this end the Mendlesham Neighbourhood Plan contains eleven local policies which, together with those adopted nationally and locally, will be used to determine proposals for new development in the Mendlesham Neighbourhood Area.

These policies are;

- MP1 - Housing [amended]
- MP2 - Access to affordable housing

- MP3 - Provision of affordable housing
- MP4 - Business
- MP5 - Historic environment [amended]
- MP6 - Building design [amended]
- MP7 - High speed broadband
- MP8 - Green areas [amended]
- MP9 - Local green spaces [amended]
- MP10 - Open spaces
- MP11 - Paths and bridleways.

[amended] indicates that the policy has been changed from the original policy in the made plan.

Your attention is drawn to Supporting Document SD03 which contains the detailed evidence and reasoning for each of the main objectives and also to Supporting Document SD11, section 3 (Proposed new policies list) that shows the justification for the production of each new policy.

This document, the Mendlesham Neighbourhood Development Plan, has a number of Supporting Documents that provide essential detail to support and clarify the work that was involved in its production. The full list of these Supporting Documents is shown in Section 8, Appendix 2, Supporting Documents.

In June 2017 Mendlesham Parish agreed to update the Mendlesham Neighbourhood Plan to introduce a development site allocations policy. The revised policy (MP1) was needed to give clear guidance as to where further development should take place and also to avoid uncertainty arising from recent ministerial statements and policy changes.

Mid Suffolk District Council (with Babergh District Council) are preparing a Joint Local Plan. Some references are made to the Draft Joint Local Plan in this document. Following a meeting between the District Councils and the Inspectors in December 2021, the Plan will now be split into two parts, with Part 1 anticipated to be adopted in late 2022. The dwelling numbers, which for now should be treated as 'indicative only' have been included in order to keep pace with current expected levels of demand. Additionally, the draft Joint Local Plan settlement hierarchy changed the designation of Mendlesham from a Key Service Centre to a Core Village, and it designated Mendlesham Green as a Hamlet.

The start and end dates of this Neighbourhood Plan have also been changed (from 2018 to 2037) to keep it in line with the revised Joint Local Plan (when it is formally adopted).

There are a considerable number of documents provided that give an in depth assessment of the Parish of Mendlesham and the reasoning behind the production of this latest version of the Neighbourhood Development Plan. The documents are identified below and grouped according to their function. New and amended documents subsequent to the made plan are also identified ([New] and [Amended]).

Main Documents

- Mendlesham Neighbourhood Development Plan Modification Draft
- Modification Statement
- Basic Conditions Statement
- SD11 NPPF, local and proposed policies [Amended]

Application to designate a Neighbourhood Development Plan Area

- SD15 Application to designate a Neighbourhood Area
- SD16 Publication of application to designate a Neighbourhood area
- SD17 Map of Mendlesham Neighbourhood Area
- SD18 MSDC approval of Mendlesham Neighbourhood Area

General information about the Parish of Mendlesham

- SD01 Mendlesham Parish Profile
- SD02 Mendlesham Housing Needs Survey (2018) - Executive Summary [Amended]
- SD03 Mendlesham Issues, Objectives and Evidence
- SD12 History of the parish
- SD13 Parish location and facilities
- SD14 Domesday survey of Suffolk (1986)
- SD19 Landscape and visual assessment of Mendlesham [Amended]
- SD21 Mendlesham baseline data

Residents Consultation

- SD04 Mendlesham questionnaires
 - a. Household questionnaire form
 - b. Youth questionnaire form
 - c. Business questionnaire form
 - d. Additional short questionnaire
- SD05 Mendlesham Household questionnaire response analysis
- SD06 Mendlesham Household questionnaire analysis - Q42
- SD07 Mendlesham Youth questionnaire response analysis
- SD08 Mendlesham Business questionnaire response analysis
- SD09 Mendlesham Additional Short questionnaire analysis
- SD10 Statement of Consultation [Amended]
- SD23 Local residents consultation - October 2017 [New]
- SD31 Residents Survey 2020: Station Fields [New]

Assessments of the Parish of Mendlesham

- SD20 Strategic Environmental Analysis [Amended]
- SD20a Strategic Environmental Analysis - Non-Technical Summary [Amended]
- SD24 Site allocations analysis - November 2017 [New]
- SD25 Traffic report [New]
- SD26 Historic Environment report [New]
- SD27 Strategic Flood Risk Assessment report [New]
- SD28 Habitats Regulation Assessment report [New]
- SD29 Windfall Development report [New]
- SD30 Heritage Assessment of Potential Growth Sites [New]

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1. VISION AND OBJECTIVES

Vision

- 1.1. The project to develop a Neighbourhood Plan for Mendlesham began in December 2012 when Mendlesham Parish Council agreed to set up a committee of residents and Parish Councillors to lead the work.
- 1.2. One of the initial phases was to agree and gain acceptance for the designated Neighbourhood Area. The application, map and acceptance are contained in our supporting evidence files;
 - Application to designate a Neighbourhood Area (Supporting Document SD15)
 - Publication of application to designate a Neighbourhood Area (Supporting Document SD16)
 - MSDC approval of Neighbourhood Area designation (Supporting Document SD18)
 - Map of Mendlesham Neighbourhood Area designation (Supporting Document SD17).
- 1.3. The subsequent meetings, consultations and events that have taken place and are still scheduled to take place are described in supporting document "Neighbourhood Plan - Statement of consultation" (Supporting Document SD10).
- 1.4. Our vision for Mendlesham was initially defined at the inauguration of the Neighbourhood Plan Committee on 24 January 2013 (Supporting Document SD16 refers). Three major objectives were identified;
 - To protect and enhance the rural and historic qualities of the neighbourhood/parish while encouraging the right kind of growth to deliver employment, housing (a range of) and community services which meet the needs of the local people.
 - To develop and sustain the key service centre (now Core Village) status of the neighbourhood/parish by encouraging development that supports a range of employment, services and housing; meeting the needs of local people while protecting and enhancing the quality of the local environment.
 - To develop a vibrant and prosperous neighbourhood by encouraging development that supports a range of businesses, services and housing; meeting the needs of local people while protecting and enhancing the quality of the local environment.

- 1.5. Those original three major objectives were distilled from the following aims that had been collected from various dialogues with local residents; these were,
- We want to make the parish of Mendlesham an even better place to be, now and for future generations.
 - We want to create our own Neighbourhood Plan because while we support the need for local growth we want a say in the design of what is built and where.
 - We want to contribute to the debate on how many homes may be built at any one time as it is important to the vast majority of residents that the rural setting of Mendlesham village is maintained.
 - Having our own Neighbourhood Plan allows us to define our future, to say where we would like new houses and businesses to be sited and what they should look like.
 - We want to work with our local authority, Mid Suffolk District Council (MSDC), to ensure that our Neighbourhood Plan conforms with and complements national planning policy and MSDC's local policies.
 - We want developers to refer to our Neighbourhood Plan and consult with our local community before new developments are defined. This will give all local residents an opportunity to comment when there is still genuine scope to make changes to proposals.
 - We want to protect and enhance the rural and historic qualities of our parish.
 - We want to develop and sustain the Core Village (previously Key Service Centre) status of Mendlesham village by encouraging development that supports a range of employment, services and housing that meet the needs of local people while at the same time protecting and enhancing the quality of the local environment.
- 1.6. The discussions with residents and businesses identified ten issues as key to the future of Mendlesham, which were;
- Housing,
 - Employment,
 - Future Development,
 - Transport,
 - Local environment,
 - Education,
 - Recreation,
 - Communications,
 - Local business, and
 - Community facilities.
- 1.7. Using these headings further information was then sought from residents and businesses via the questionnaires distributed in February 2014. The individual issues, the objectives we set and the evidence we gained is set out in detail in Supporting Document SD03, "Mendlesham Issues, Objectives and Evidence".
- 1.8. Following on from this initial identification of the three major objectives the Mendlesham Neighbourhood Planning Committee embarked on a project to

consult with its residents to identify clearly what their thoughts and aspirations were for the future growth of Mendlesham.

- 1.9. Supporting Document SD10, Statement of consultation, gives the detail of what consultations were made with local residents and businesses, how these consultations were achieved and the overall timetable of events. The project began in December 2012 with the inaugural committee meeting, the first major consultation using both online and paper questionnaires was carried out in February 2014 with a supplementary questionnaire being deployed in August 2014.
- 1.10. Consultation has continued throughout the project by meeting with various groups (e.g. the church congregation, schoolchildren and members of the various social groups in and around Mendlesham Village). The Committee operated a stall at the annual May Fayre in Mendlesham Village for 3 years giving further opportunity for local residents to discuss the emerging Neighbourhood Plan and register any comment they wished to make.
- 1.11. The Mendlesham Neighbourhood Plan Committee has been in regular contact with MSDC and its officers have provided considerable advice and guidance over the preparation of the original and the updating of the Neighbourhood Plan.
- 1.12. Several versions of the original Mendlesham Neighbourhood Plan were produced and at each stage opportunity given to both local residents and MSDC to make comment. These comments were then formally assessed and, where necessary, changes made to the plan. Consultation was also made with local residents and external “interested parties” in December 2015 prior to submitting the Mendlesham Neighbourhood Plan to MSDC under part 5 of the Neighbourhood Planning Regulations.
- 1.13. In June 2017 Mendlesham Parish Council agreed to produce an update of the Mendlesham Neighbourhood Plan to introduce a development site allocations policy. Mid Suffolk District Council was notified of this intention and indicated that such a change would be subject to a further formal examination followed by a local referendum.

Objectives

- 1.14. In producing the Neighbourhood Plan we developed (following consultation with our local residents) those original three broad objectives (Section 1.1 of this document) into a series of more specific objectives (categorised as social, environmental and business and economic) for the future. These detailed objectives are shown in the three tables below.
- 1.15. Additionally, in these tables below, we show the linkage between our policies and which objectives they will address.

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

No.	Environmental objectives	New Policies that address
EO1	To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.	MP4, MP7, MP11
EO2	To enhance access to the open countryside.	MP11
EO3	To protect the rural characteristics of the parish.	MP1, MP5, MP6, MP8, MP9, MP10, MP11
EO4	To maintain our existing rural views. (See section 6, "Visually important open space".)	MP1, MP5, MP8, MP9, MP10, MP11
EO5	To keep as much of our local agricultural land as possible for agriculture.	MP1
EO6	To enhance the rural character of the parish through new community environmental planting projects, additional footpaths, cycle routes and bridleways.	MP9, MP10, MP11

EO7	To have distinctive and flourishing settlements that exhibit community vitality.	MP1, MP4, MP5, MP6, MP11
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No.	Business and economic objectives	New Policies that address
BO1	To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).	MP1
BO2	To support the diversification of suitable redundant agricultural, brownfield and previously used sites.	MP4
BO3	To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start ups; expanding the local economy including local employment opportunities.	MP1, MP4, MP7
BO4	To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.	MP4, MP7, MP8, MP9, MP10, MP11

- 1.16. The detailed justification for each of the policies is given in supporting document SD11 “NPPF and Local Policies”, section 3, “Proposed new policies list”.

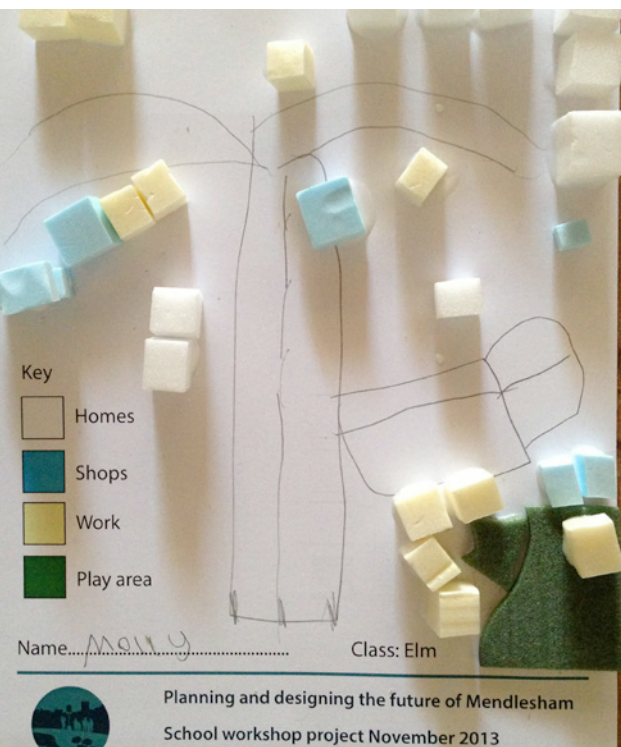
Our vision of Mendlesham in 2037

- 1.17. In many ways we don't expect to see a significant amount of change.
- The conservation area at the centre of Mendlesham village will be the same and St. Mary's Church will still be the dominant point of the village.
 - New homes will have been built but they will be blended into the edge of the village with careful landscaping.
 - The school will be bigger and the Community Centre will be a busy social hub for all residents, not just the sports players.
 - A wider range of sports (including cricket and tennis) will be available locally.
 - The network of paths in and around the village will be well used and well maintained. The local walking group will be flourishing.
 - The Health Centre will be offering a wider range of community facilities (possibly dentistry and podiatry).
 - The pub and shop will still be open.
 - The post office or at least some local postal facilities will still be available.

- Mendlesham Green will have had some minor growth and a new Scout Hut may be available to support the youth of the parish.
- More residents will be able to work from home either full or part time and we will see an increased number of small start-up businesses that operate from local homes and some small local business units.
- High speed broadband will be available to all properties in the parish and there will also be improved levels of mobile telephone coverage.
- There will be far greater usage of renewable energy and water conservation measures.
- All of our local farmland will still be fully utilised.
- We will continue to see good support in maintaining our parish and its facilities from local residents.

Parallel projects

- 1.18. Today, in addition to the production of the Neighbourhood Plan, Mendlesham Parish Council has identified, and is working on, a number of local projects that will support the developments in the local area.
- 1.19. These are;
- monitoring and managing repairs, maintenance and improvements to the Community Centre and also identifying sources of funding for these works,
 - lobbying for a completion of the work to bring high speed broadband to the whole of the parish,
 - monitoring local paths and bridleways with recommendations for repair and improvements when opportunities are presented,
 - monitoring the effects of new development on existing health services, education services and local transport links,
 - Assessing the need for further works required to improve the playing fields in Mendlesham village,
 - Monitoring traffic flows in and around Mendlesham village and examining ways of lessening their impact on the local environment.



2. The Mendlesham Neighbourhood Plan Area

Introduction

- 2.1. A map of the Mendlesham Neighbourhood Plan Area is shown in Figure 2.1 on the following page. A full Parish Profile is supplied as supporting Document SD01.
- 2.2. The Mendlesham Neighbourhood Area was approved by Mid Suffolk District Council at its Executive Committee meeting on 17 June 2013. The Mendlesham Neighbourhood Area has exactly the same boundary as the Parish of Mendlesham.
- 2.3. Mendlesham is a rural parish in the Hartismere Hundred and is part of the administrative district of Mid-Suffolk. Its neighbouring parishes are, Cotton, Gipping, Stonham Parva, Thwaite, and Wetheringsett, (all rural communities) and Stowupland (another Core Village).
- 2.4. Mendlesham is about 6 miles North of Stowmarket which abuts the A14 trunk road. Mendlesham village is about 1 mile West of the A140 the main trunk road that runs between Ipswich and Norwich.
- 2.5. The Parish of Mendlesham consists of:
 - Mendlesham village, the location of parish services and many community assets. Mendlesham village is now identified by Mid Suffolk District Council in its Draft Joint Local Plan as a Core Village.
 - Mendlesham Green, (now classed as a Hamlet in the Draft Joint Local Plan) with no services, other than being on the bus routes, is located to the south.
 - Tan Office, a historical settlement with no services is also located to the South and close geographically, but with no direct access, to the A140.
 - Wash Lane and Hobbies Lane, two settlements with no services, to the South and West of Mendlesham village,
 - Buces Hill, Mendlesham, a small development of barn conversions.
 - A scattering of farms and houses in rural/isolated locations.
- 2.6. The parish has a large grain store, bus, coach and HGV depot, nursery and warehousing in the centre of the parish, all located in Old Station Road to the South of Mendlesham village. HGV, bus and coach traffic have two routes for access to the A140 and A14 trunk roads one of which goes through the centre of Mendlesham village.

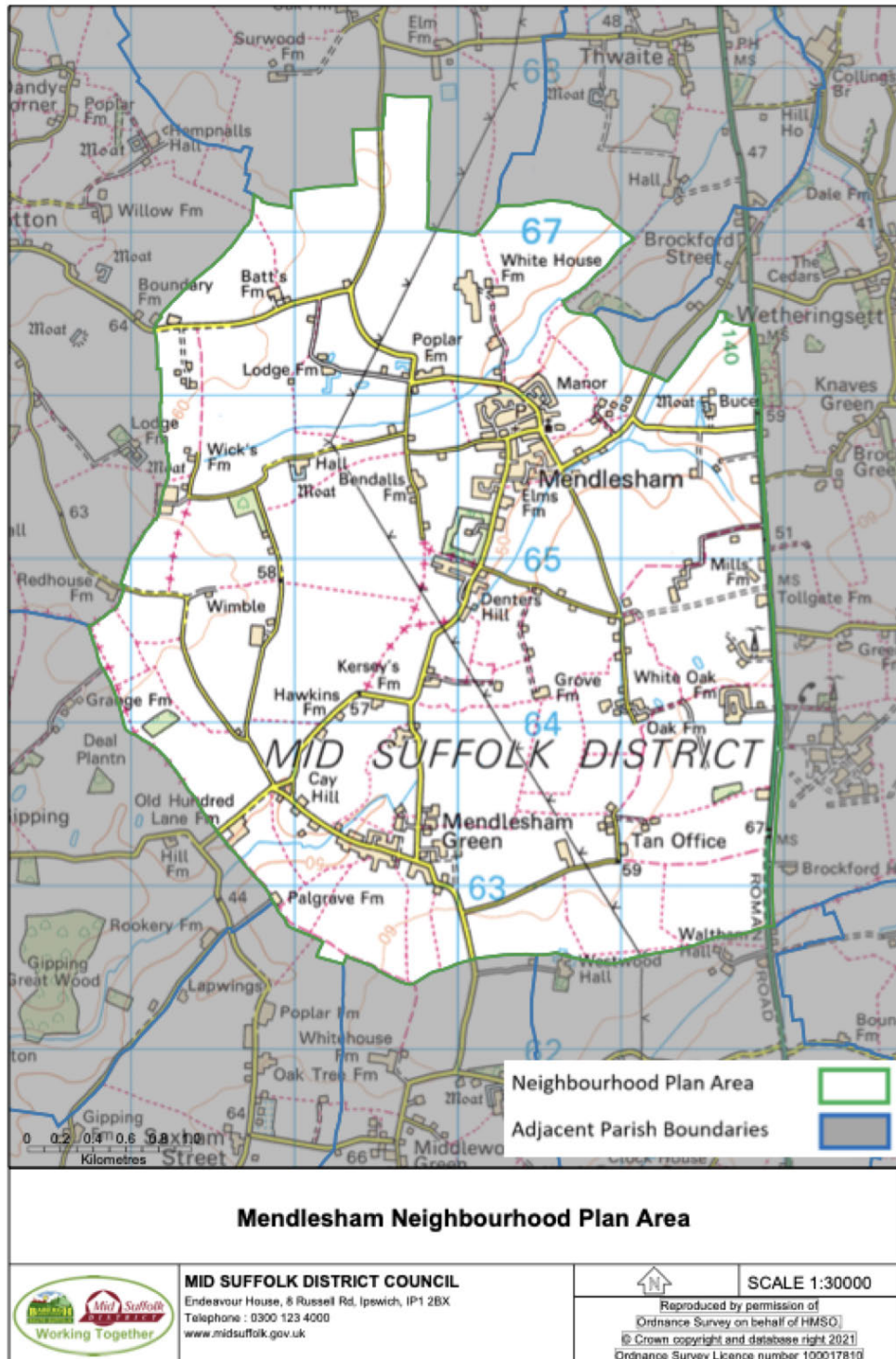


Figure 2.1 - Map of the Parish

Baseline data

- 2.7. The detailed description of the parish, its services, population and environmental situation is contained in supporting document “Parish location and facilities” (Supporting Document SD13) and also in “Mendlesham baseline data” (Supporting document SD21).
- 2.8. The history of Mendlesham is detailed in Supporting Document SD12. A “Domesday survey” was carried out in 1986 and helps in identifying the situation of Mendlesham at that time (Supporting Document SD14).

Major issues and the views of residents and businesses

- 2.9. One of our first tasks in the project to produce a Neighbourhood Plan was to identify the major issues that residents and businesses felt were challenging them.
- 2.10. These were compiled from discussions with residents and businesses over previous years and presented to them during the early days of the project. The details of these issues (plus the evidence and perceived objectives) are shown in Supporting Document SD03 “Mendlesham issues, objectives and evidence”.
- 2.11. Three questionnaires were distributed to all residents and businesses in early 2014 and a further short questionnaire in August 2014. The forms that were used and the analysis of the results received are contained in the following Supporting Documents;
- SD04a - Household questionnaire form
 - SD04b - Youth questionnaire form
 - SD04c - Business questionnaire form
 - SD04d - Additional short questionnaire form
 - SD05 - Mendlesham Household questionnaire response analysis
 - SD06 - Mendlesham household questionnaire analysis - Q42
 - SD07 - Mendlesham Youth questionnaire response analysis
 - SD08 - Mendlesham Business questionnaire analysis
 - SD09 - Mendlesham Additional short questionnaire analysis.

Proposals maps and Community Asset maps

- 2.12. There are two proposal maps (figs. 2.2 and 2.3) and two Community Asset maps (figs. 2.4 and 2.5) that show, firstly, the parish of Mendlesham with its main residential areas and local facilities, and secondly, Mendlesham village with its local facilities and also including major community assets such as the community centre, playing fields, Mendlesham’s woodland, health and education establishments.

Figure 2.2 contains the Proposal Map of the Mendlesham Village Development Sites.

Figure 2.3 contains the Proposal Map of the Mendlesham Green Development Site.

Figure 2.4 contains the Community Assets map for the Parish of Mendlesham.

Figure 2.5 contains the Community Assets map for Mendlesham village.

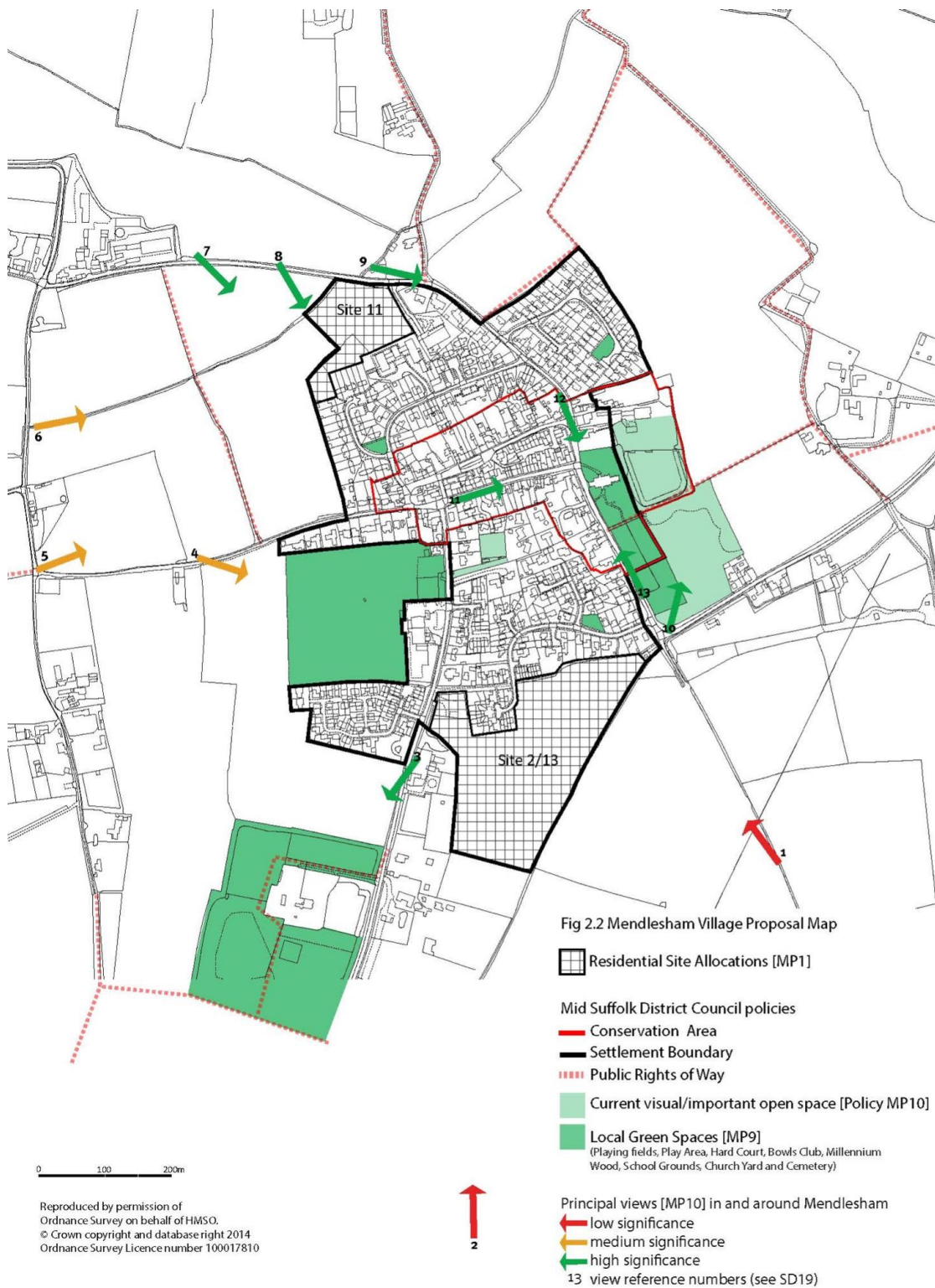


Figure 2.2 - Mendlesham Village Proposal Map

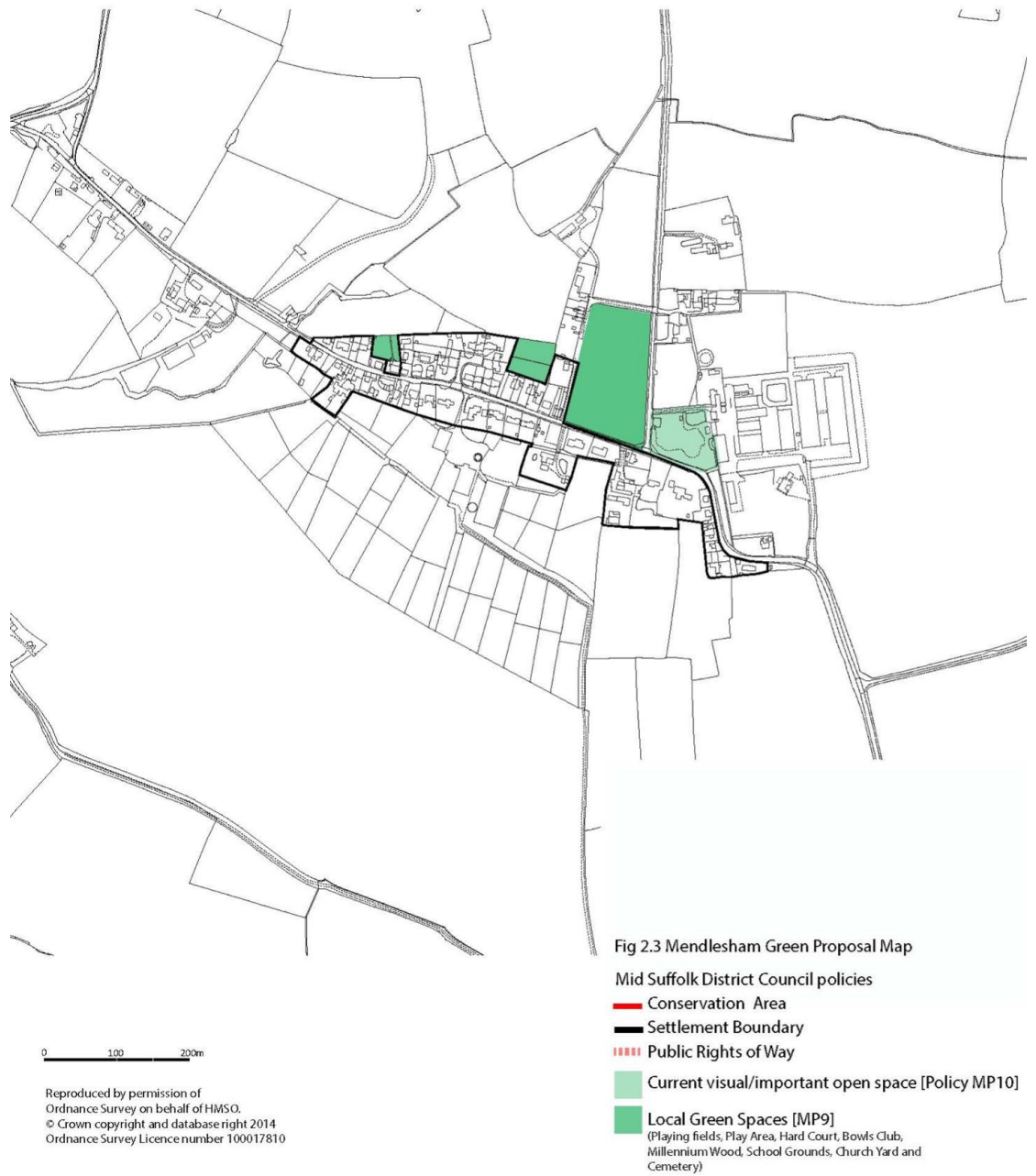


Figure 2.3 - Mendlesham Green Proposal Map

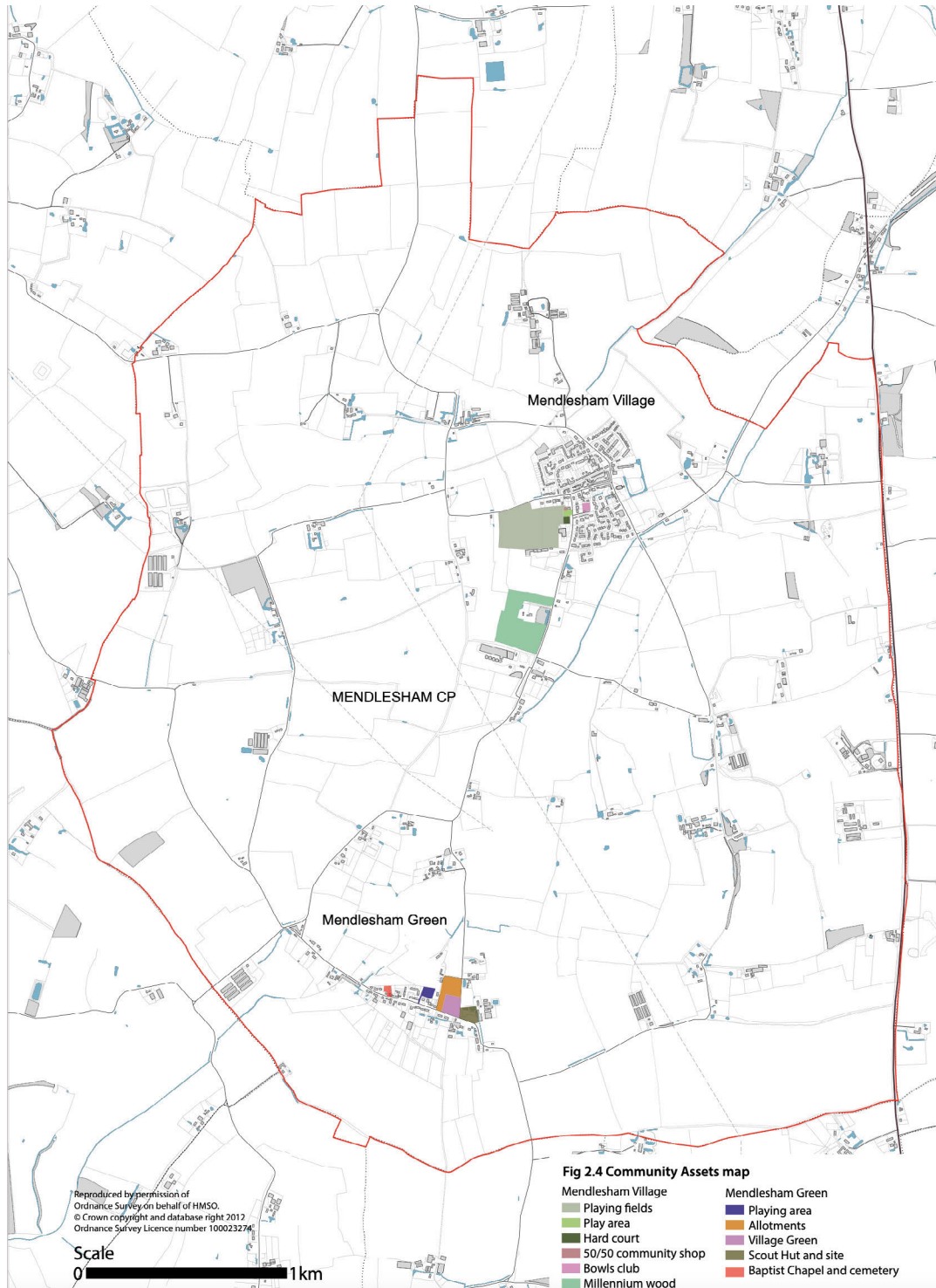


Figure 2.4 - Parish Community Assets Map

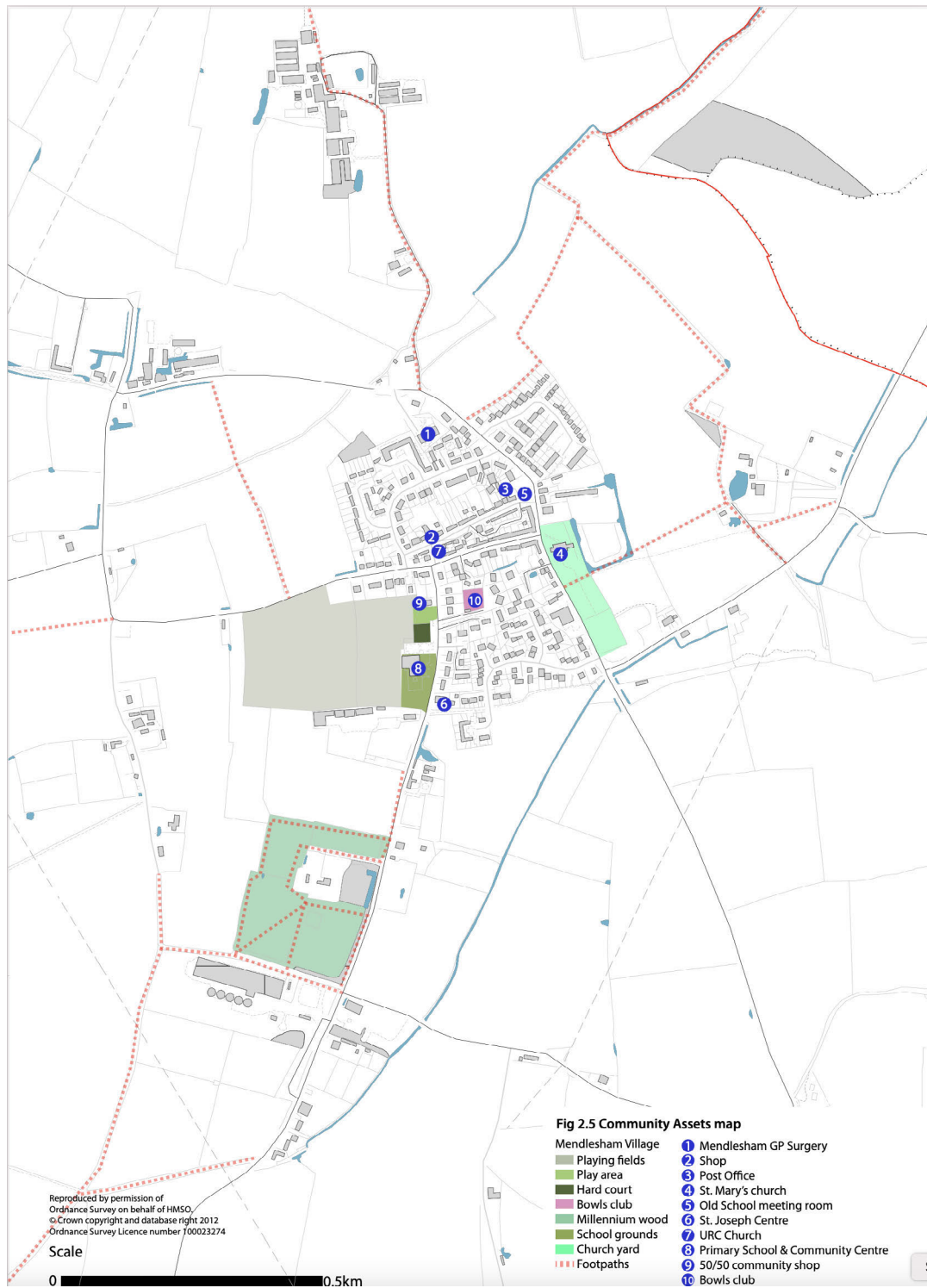


Figure 2.5 - Mendlesham Village Community Assets Map

Challenges

- 2.13. The main challenge facing the parish is future development and there are two areas that need to be carefully considered, firstly Mendlesham village and, secondly, the outlying settlements of Mendlesham Green, Tan Office and other small collections of dwellings.
- 2.14. Challenges - Mendlesham village;
- Over the past four decades, Mendlesham village has expanded into the surrounding agricultural land to meet its requirements for growth.
 - Figure 2.6 shows where and when significant growth occurred in and around Mendlesham village.
 - Mendlesham village represents the most sustainable location for new development in the parish given the location of key services within it.
 - The challenge is providing guidance through policy to ensure the right type, density, location and size of development for the village is delivered.
 - Three significant stages of growth are recorded, each one spread over a number of years.
 - the area around Ducksen Road had 51 properties built between 1950 and 1970,
 - the area around Mayfield Way had 44 properties built between 1965 and 1975,
 - the area around Glebe Way had 65 properties built between 1983 and 2000,
 - In 2017 work began to develop 56 properties on the old railway station goods yard (previously referred to as the G&R site and now known as Station Fields).
 - The above figures are an excellent guide to the rate of increase in property numbers that have been experienced and successfully dealt with in the growth of the village.

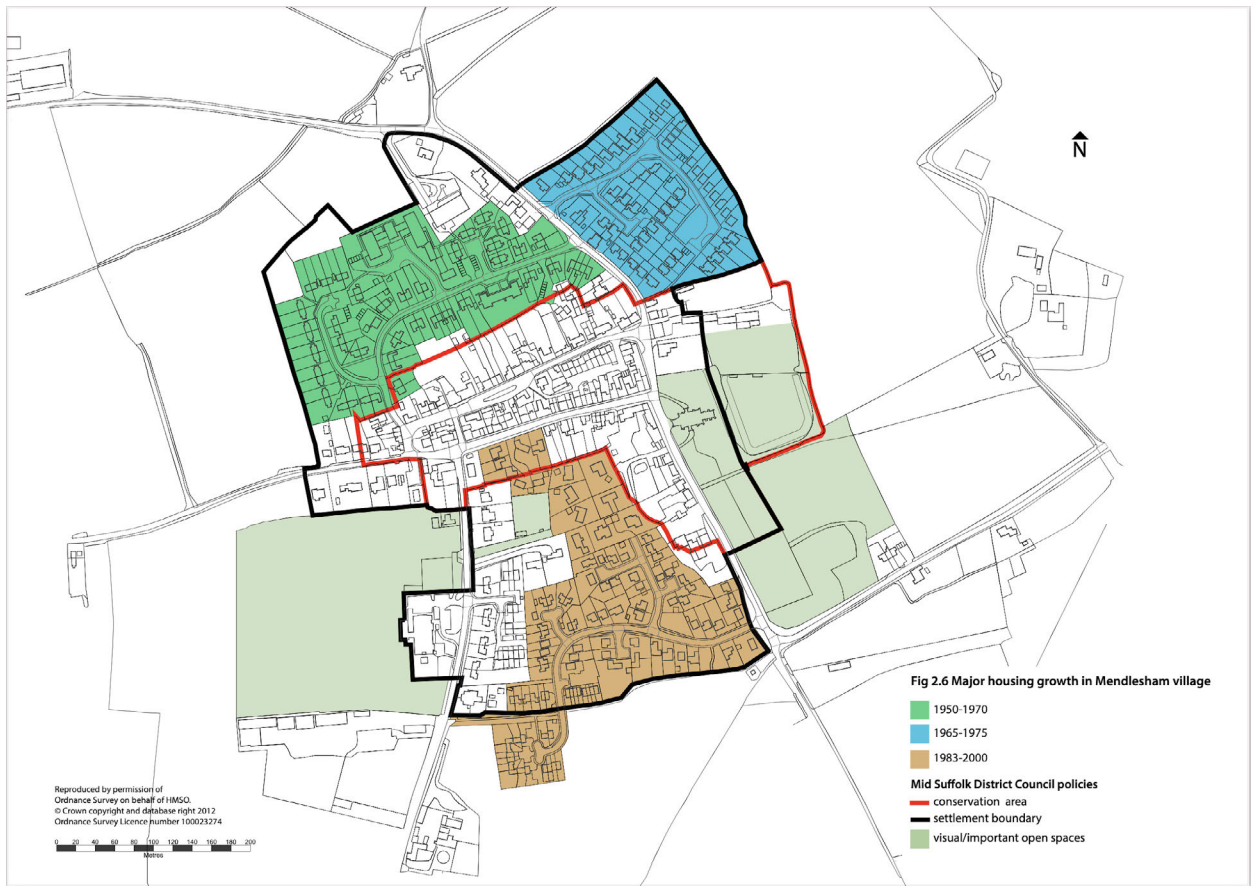


Figure 2.6 - Major Housing Growth in Mendlesham Village

2.15 Challenges - Mendlesham Green, Tan Office and other settlements:

- In the vast majority of cases, any new development in these areas has been small, with residential infill and conversions being typically the main development type.
- Only Mendlesham Green is specifically identified in the Draft Joint Local Plan (as a Hamlet village) The other settlements are not specifically identified and as such development opportunities are scarce and likely limited to just a few dwellings.
- The challenge is to encourage the right type of development alongside opportunities for sustainable rural businesses which are sympathetic to, and relate to, the rural context of the parish.

Strengths, Weaknesses, Opportunities and Threats

2.16. Our surveys and discussions with local residents and meetings with Mid Suffolk District Council have identified the following strengths, opportunities, weaknesses and threats to the parish.

Strengths of the Parish	Opportunities for the Parish
<p>Mendlesham village is designated as a Core Village Centre by Mid Suffolk District Council and is the local services centre for the surrounding area.</p> <p>Mendlesham village has a range of key services including a GP surgery and health centre, a growing primary school, shop, public house and post office.</p> <p>There are daily bus services (not Sundays) to Ipswich, Stowmarket, Diss and the surrounding villages.</p> <p>There is a strong community spirit with local groups and clubs.</p> <p>Mendlesham is a rural parish which has been largely unspoilt by inappropriate development.</p> <p>Mendlesham village has an attractive village centre with its historical church (St. Mary's) and conservation area.</p> <p>There is a good green infrastructure of footpaths, community wood and playing fields.</p> <p>Mendlesham is a connected parish; Norwich via the A140, Ipswich, Bury St Edmunds and Cambridge via the A14; London via Stowmarket railway station. Norwich, Southend and Stansted airports are all within easy reach.</p> <p>A diverse range of local businesses and employers are based within the parish (Supporting Document SD08 refers).</p> <p>Mendlesham Airfield (directly adjacent to the parish) has been identified as a growth area for B8 use.</p> <p>There is strong support for the production of Mendlesham's Neighbourhood Plan at both a Parish, and District Council level. Mendlesham has been a leader within MSDC in doing this work and MSDC has provided good support and guidance to assist it.</p>	<p>There are expansion opportunities for the existing health centre, transport connections, retail and businesses which serve not only the parish but the surrounding communities.</p> <p>There is a good mix of retail and other businesses which serve not only the parish but the surrounding communities,</p> <p>The village school (Mendlesham Primary School) has recently increased capacity to accommodate the expanded primary school age population of Mendlesham.</p> <p>The ability of the existing health centre to expand and take more patients.</p> <p>Mendlesham's Core Village status and the associated planning policy hierarchy in favour of limited development (retail, employment and housing allocations).</p> <p>There are good existing community open spaces, leisure facilities and social provision for the community.</p> <p>The Localism Act 2011 - e.g. ability to register the currently unused public buildings as Community Assets.</p> <p>25% funding from the Community Infrastructure Levy (CIL).</p> <p>Redevelopment of redundant farms, businesses and agricultural buildings.</p>

Parish of Mendlesham Neighbourhood Development Plan

Weaknesses within the Parish	Threats to the Parish
<p>There is a lack of diversity in the mix of existing housing stock for families and older people (Supporting Document SD01, page 29 refers).</p> <p>Some residents have a negative local perception of new development (Supporting Document SD05, pages 4 and 5 and Supporting Document SD06 page 2 refer).</p> <p>The Community centre facility (shared with Mendlesham Primary School) is in need of modernisation and investment.</p> <p>There is pressure on the local transport network through the village caused by HGV's, coaches and lack of parking.</p> <p>The lack of superfast broadband across the whole parish may deter potential businesses from relocating to the parish (Supporting Document SD13 refers).</p> <p>There may be insufficient places in Mendlesham Primary School to accommodate more families with children of school age.</p> <p>It is recognised that Mendlesham village needs to grow to both meet the demand for new housing in the parish and support and sustain the existing services and community facilities in the parish.</p> <p>Under the current local plan policies, Mendlesham village has reached its capacity for new growth having only small infill sites remaining within the existing settlement boundary. The key challenge for Mendlesham is to provide a framework of policies that provide guidance to steer the future growth of the parish; meeting the requirements of residents, businesses and services.</p>	<p>Non-phased, large scale development that is not well designed or appropriate to the context of the village may remove the rural village image and risk changing Mendlesham into a town. Such development may also place undue strain on local services, in particular health and education.</p> <p>Greenfield and brownfield land development pressure by landowners in prematurity of completed Neighbourhood Plan.</p> <p>Development growth achieved prior to the completion of the Neighbourhood Plan.</p> <p>Planning application pressure for sites outside Mendlesham village boundary not ideal for residential growth (unsustainable locations).</p> <p>Lack of appropriate housing for single people, growing families and older people.</p> <p>Viability for the development of smaller sites.</p> <p>Loss of local facilities affecting the Core Village status of the village.</p> <p>Increasing traffic levels affecting the residential amenity in and around the Conservation area.</p> <p>Non-adoption of the Neighbourhood Plan.</p>

Capacity of local services

- 2.17. As Mendlesham grows it is important that our local services and in particular the Health Centre and Mendlesham Primary School are able to keep pace with the increase in numbers arising from new developments.
- 2.18. Service capacity is not something that is in the control of the Parish Council however it is important that this capacity is monitored to ensure that such local services are not significantly degraded or unable to deliver to the local community. The Parish Council fully supports Ipswich & East Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Mendlesham.
- 2.19. Mendlesham Health Centre has said that 100 new homes could lead to 400 new patients registering at the Centre, which it could cope with. However the Centre covers not just Mendlesham but also a number of its surrounding parishes and new development in those surrounding parishes also needs to be considered. The Centre has plans to increase the number of treatment rooms within the next year or so.
- 2.20. Mendlesham Primary School has just opened an additional classroom to cope with the growth caused by the countywide move from a 3 tier to a 2 tier system of schooling. At September 2015 the school was almost at capacity; As at April 2016 only a very limited number of places were available. In

2019 the school opened a 5th classroom to cope with the increase in the village population. Capacity for additional pupils varies by year group. As at September 2022 there are limited places available.

- 2.21. The John Milton Academy Trust, of which the school is a founding member, also opened a Specialist Educational Needs unit attached to the school in 2021. Applications for these places is through the "EHCP process"
- 2.22. In the long term school numbers in the countryside areas (such as Mendlesham) are predicted to fall slightly, however the big factor affecting school capacity is the speed and size of local developments. Mendlesham has an expected growth of 161 new dwellings over the period 2018 - 2037 and this is almost certain to lead to a steady growth in the local school population. The growth in new dwellings in surrounding parishes also needs to be factored in as some of that growth will also have an impact on Mendlesham Primary School numbers.
- 2.23. We would also expect any major development application to show consideration to the effects of the application on local health and education services and propose ways to mitigate those effects.



3. Housing

Our housing requirements

- 3.1. The housing requirements for the Parish of Mendlesham are no different from the vast majority of rural settlements which struggle to balance the housing needs for a range of population groups who have a wide range of varying needs.
- 3.2. At 17.2% the number of people over 65 (240) is slightly higher than the national average of 16.3%. As is the number of single pensioner households (80) 13.2% which is slightly higher than the national average of 12.4%. [Source: ACRE Rural evidence project, November 2013].
- 3.3. The results from the parish Household questionnaire (February 2014) set out the likely demand as follows. 62 responses said that they may want to move in the next 5 years, of these;
 - 19 would require a house
 - 11 would require a flat/maisonette
 - 9 would require a bungalow
 - 20 said it's too early to say
 - 3 specified another option (Chalet bungalow, sheltered housing and an annex).
- 3.4. Of the 62 responses 26 wanted to move within Mendlesham and 22 said it was too early to make a decision.
- 3.5. Additionally the 62 respondents identified the likely number of bedrooms required;
 - 7 would require a 1 bedroom property
 - 16 would require a 2 bedroom property
 - 12 would require a 3 bedroom property
 - 1 would require a 4 bedroom property
 - 26 said it was too early to say
- 3.6. The figures for social rented accommodation (86, 14,3%) housing in the parish and private rented accommodation (56, 9.3%) are both lower than the national averages of 17.7% and 15.4% respectively.
- 3.7. In late 2017 the Parish Council updated its information base by commissioning a survey of the local need for affordable housing. The survey was carried out by Community Action Suffolk and its Executive Summary & Key Findings report is attached as Supporting Document SD02. The key finding was that 22 households identified a need for 33 family members (people with a family connection) wishing to live in or return to Mendlesham.

Types of housing

- 3.8. Currently young people and growing families have problems locating suitable properties within the Parish of Mendlesham. The 2011 census shows that a high proportion (46.1%) of properties are detached (over double the national average). [Page 29 of the supporting document SD01 "Mendlesham Parish Profile" refers.] Smaller, terraced, properties account for only 16.7% of

housing stock. Positive steps need to be taken to introduce more property for individuals and small families.

- 3.9. The types of tenure required by local people responding to the parish questionnaire included:
- 17 people wanted an affordable/rented property
 - 3 people wanted a shared ownership (part rent / part buy) property
 - 15 people wanted an open market purchase property
 - 4 people wanted a private rented property
 - 22 people said it was too early to say
 - 1 person specified another option (self build).
- 3.10. In the parish Household questionnaire (Q.42, February 2014) 38 respondents (13.24%) cited the need for affordable housing in the parish.

Housing Objectives

- 3.11. Proposals for new housing in Mendlesham must ensure that the new homes are well integrated with the existing built village settlement. This integration could be achieved by a number of means including:
- good connections – short and direct routes for pedestrians and cyclists connecting to the village and the existing network of connections,
 - good quality design that responds to the character of Mendlesham,
 - provision of new facilities that can be shared with adjacent areas – e.g. open space – so connecting new and old together,
 - provision of a good mix of housing types.
- 3.12. We want to;
- ensure that the mix of housing meets the balance of housing required by the parish,
 - ensure that any new development is integrated into the Mendlesham village,
 - spread new development across several small development sites and not have just one large estate,
 - provide a range of different housing types across all tenures,
 - provide a mix of dwelling types and sizes that responds to the local context. Schemes of uniform type and size will not be acceptable.

Supporting Documents SD01 (Mendlesham Parish Profile, page 29), SD02 (Mendlesham Housing Survey [2018]) and SD03 (Mendlesham Issues, Objectives and Evidence) provide evidence of need.

Quantifying growth

- 3.13. It should be noted that the current consultation on the Draft Joint Local Plan changes the classification of Mendlesham village to a Core Village (previously designated as a Key Service Centre).
- 3.14. Alongside the change of designation comes an increased level of expectation for future dwelling numbers.
- 3.15. Residents have concerns about how many homes may be built in a defined period as there is concern that growth may not be controlled and local services may struggle to deal with the surge in population.
- 3.16. Mendlesham village is one of 13 Core Villages within Mid Suffolk. As at 1 April 2018 Mendlesham Parish had 644 dwellings. Some new developments are in

the pipeline and as at November 2019, 56 dwellings were completed at the G&R Warehouse site, Old Station Road [now known as Station Fields].

- 3.17. Currently within the Draft Joint Local Plan Mid Suffolk District Council has set a growth estimate for the 13 Core Villages to deliver a combined increase of 2,699 dwellings over a 19 year period starting 1 April 2018 . Mendlesham has been given an individual (now indicative) target of a minimum of 161 new dwellings for the period 2018 - 2037.
- 3.18. One of the major concerns with any increase is the capacity of existing local services, particularly the local health centre and Mendlesham Primary School, and local highways to be able to meet the increased demand. [Ref. Section 2, Capacity of local services.]
- 3.19. Growth in Mendlesham village over the last 65 years has been steady and, largely, took place in 3 distinct phases across three sites (Ducksen Road, Glebe Way and Mayfield Way). (Figure 2.6 refers.)
- 1950 - 1970: 51 new properties
 - 1965 - 1975: 44 new properties
 - 1983 - 2000: 65 new properties
- 3.20. These were all (apart from one small affordable housing development) built within the existing settlement boundary; small, insignificant amounts of growth also took place across the wider parish. These figures show a growth over that 65 year period of just under 64%, approximately 1% per annum.
- 3.21. Residents expressed a clear preference for the development of a number of small sites around Mendlesham village rather than having just one large estate (Supporting Document SD05, Q's 14 and 16 and also Supporting Document SD09 refers). Residents preference is for sites of circa 10-20 dwellings; however it is difficult, albeit impossible, to put a preferred maximum number of dwellings in any one development. Each proposal will need to be judged upon its merits identifying clearly what benefits it will bring to the village.

Location of growth

- 3.22. The growth of the parish has seen almost all new development clustering around Mendlesham village (the Core Village).
- 3.23. The key growth vision for the Parish of Mendlesham is to ensure that Mendlesham village retains its status as a Core Village and also its character as a compact rural village. This leads to a preference that new housing will be mostly clustered around the existing settlement boundary of Mendlesham village. We want residents in the new homes to feel integrated with the existing community and enjoy easy access to the major facilities in the village. Dispersing new housing development across a range of sites, or carefully phasing developments on larger sites, directly adjacent to Mendlesham village will help ensure that these sites are of a size that avoids dominating the local area.
- 3.24. Following consultations by Mid Suffolk District Council on its latest SHELAA (Strategic Housing and Economic Land Availability Assessments) in 2017 and 2019, eight potential future development sites were identified from the SHELAA and five by Mendlesham Parish Council.

- 3.25. Mendlesham Parish Council consulted with its residents in October 2017 (Supporting Document SD23, "Local residents consultation - October 2017" refers) regarding the Draft Joint Local Plan and one site (Site 2/13, adjacent to Old Station Road) was clearly identified as the preferred site (see Figure 2.2) for further future development. This site offers the opportunity to remove some of the traffic flow that passes through the centre of the village and its conservation area.
- 3.26. Further discussions with Mid Suffolk District Council took place and it was agreed to commission an external, professional review, of all potential development sites around the parish. AECOM was appointed to carry out this work (funded by a grant from Locality) and its Site Assessment Final Report (March 2019) is attached as Supporting Document SD24.
- 3.27. Of the 13 potential sites, six were identified as not acceptable and two were not assessed as they were already under development. Of the remainder, two sites (Land South of Glebe Way and Land North East of Chapel Road) were identified (numbers 2/13 and 3) as acceptable but both have issues with flooding. (Note: Site 2/13 is shown on Figure 2.2).
- 3.28. It should be noted that a development site adjacent to Chapel Road (for 20 dwellings) was originally rejected within this Neighbourhood Plan. However following an appeal (October 2020) it was granted outline planning permission and is now included in our Capacity Assessment Table as a Commitment.

Heritage assessment of potential growth sites

- 3.29. Each of the potential growth sites within the parish were examined to determine whether they would have a significant effect on local heritage assets. The "Heritage Assessment of Potential Growth Sites" report refers (Supporting Document SD30).

Flood risk assessment

- 3.30. The flooding issues raised by AECOM in its report led to the Parish Council commissioning a further report to identify the risks involved with potential local flooding and how these risks might be mitigated. The report was commissioned from JBA Consulting and is attached as Supporting Document SD27 (Strategic Flood Risk Assessment report).
- 3.31. The conclusions of the JBA Consulting report is that two sites (numbers 2 and 13) would be suitable for future development. The identified flooding issues can be mitigated. The presence of Elms Farm also requires measures to be provided to protect it from adjacent development.

Habitat screening

- 3.32. In accordance with the "Conservation of Habitats and Species Regulations 2017 (as amended) a "Habitats Regulations Screening Determination" report (Supporting Document SD28) is provided. Natural England was also consulted and its response is contained within Supporting Document SD28.

Traffic movements

- 3.33. Over the past few years there has been increasing concern over the volume of traffic using the local narrow country roads and also that passing through Mendlesham village. With the continued level of development locally it was agreed to undertake a traffic movements census in early 2019.
- 3.34. The census was carried out to identify traffic volumes and the local routes that were most used. A locality grant enabled the Parish Council to purchase specialist equipment to identify the number of vehicles passing specific points within the parish. Additionally data was acquired from Suffolk County Council Highways Department which had also carried out some traffic measurements in the local area. The “Traffic Analysis report” is attached as Supporting Document SD25.
- 3.35. The major findings in the report were that
- There are over a thousand vehicle movements every weekday which mostly involve travel in and around Mendlesham village.
 - The two busiest sites are those that form the heart of the Mendlesham Conservation Area (Front Street and Old Market Street).
 - Traffic movements are almost constant with only a short break in the middle of the night.
 - It seems highly unlikely that anything could be done within the conservation area to improve existing vehicle movements.
 - New developments (including those from neighbouring parishes) will lead to increased traffic movements.
- 3.36. The data from this report shows that the large majority of traffic is routed through Mendlesham village and through the conservation area. The ideal solution to this problem is to provide a link to the South of the village between Old Station Road and Church Road. This could be accommodated within the land identified for possible future development to the South of Glebe Way (sites 2 and 13).
- 3.37. This solution would also mean that the large majority of traffic emanating from the new site would have no need to travel through the heart of Mendlesham village to reach the A140 and the A14 (including journeys to Stowupland and Stowmarket).

Windfall development

- 3.38. Every year there are instances of isolated unplanned development around the Parish. A report was produced to identify the history of these unplanned developments by year over the past 10 years. That report is attached as Supporting Document SD29, Windfall Development. The report shows that over the past 8 years, since 2011, 23 unplanned new developments were completed (an average of 2.8 per year). Accordingly we have factored in a figure of 2 dwellings per year for our calculations on new developments over the years 2018 to 2037 (19 years; 38 new dwellings.)

Phasing of development

- 3.39. There is concern that the speed of growth may overwhelm local services and not give them sufficient time to adjust to the increased levels of use. The current planned development period is for years 2018 to 2037 and the Parish Council and local residents want a steady introduction of new dwellings across that period. Accordingly two time periods have been identified.

- 3.40. The first phase of development takes in three of the identified sites and the second phase identifies a further three. It should be noted that site 11 is two separate parcels of land in differing ownership but being developed jointly. These sites are as follows [see maps, Figures 2.2 and 2.3];

Phase 1 - 2018 - 2022

- Land to the West of Old Station Road, formerly known as the G.R. Warehousing site (now completed and known as Station Fields). 56 dwellings of which 6 are affordable.
[See map Figure 2.2.]
- Land to the North West of Mason Court, known as Old Engine Meadow. 18 dwellings.
[See map Figure 2.2 - Site 11.]
- Land to the West of Mason Court and adjacent to Horsefair Close. 10 dwellings (all to be affordable)
[See map Figure 2.2 - Site 11.]

Phase 2 - 2022 - 2036

- Land to the South of the Ropers Farm estate, South of Glebe Way. [SHELAA reference SS0065]. Up to 75 dwellings.
[See map, Figure 2.2 - Site 2/13]
- Land to the East of the Mendlesham Road at Mendlesham Green. Up to 10 affordable or rented dwellings.
[Previously known as Site 12. Now to be explored as a rural exception site by the Parish Council]

- 3.41. All of these developments will contribute to steady growth within the parish of Mendlesham over the next 19 years. To this program needs to be added the effects of windfall development that maintains a steady average of around 2 dwellings per annum.

- 3.42. The assessment of the suitability of each of these sites is shown in Supporting Document SD24, "AECOM Site Assessment report".

Sustainable development

- 3.43. Where proposals come forward for development that is not directly adjacent to Mendlesham village they will need to demonstrate clearly that they can be considered as sustainable development.

- 3.44. Sustainable development for Mendlesham involves;
- having regard to the relevant sections of National Planning Policy Framework (2021) - identifying land for homes,
 - new dwellings designed to be appropriate and sympathetic to the area they are to be part of,
 - new dwellings with good access and parking facilities,
 - carefully siting new dwellings to provide their residents with easy access to local public transport facilities,
 - new dwellings to have a minimal environmental impact in terms of resources usage, particularly renewable energy and water

- good use will be made of planting to soften the edges of developments and blend them into the local area,
 - easy access to local services (particularly health and education), preferably that can be accessed on foot.
- 3.45. Any new site should identify any flooding risks associated with the site and provide detailed arrangements for dealing with them.
- 3.46. The effects of additional traffic from any proposed new site will be taken into account. Residents and the Parish Council do not want any significant increase to the level of traffic movements through the centre of Mendlesham Village and its Conservation area.
- 3.47. As a rural location access to work and required services often involves significant journeys and inefficient transport usage. We want to minimise our use of resources and where possible use resources that are replaceable and not degradable.

Development outside the settlement boundary

- 3.48. Within the existing settlement boundary of Mendlesham village there is not enough land available to meet our current growth target of at least 161 dwellings over the next 19 years (until 2037). In order to meet this target the village will need to grow outside the settlement boundary. '[NOTE: All settlement boundaries will be reviewed by the MSDC when work begins on Part 2 of the emerging Joint Local Plan].'
- 3.49. Within the Draft Joint Local Plan Mendlesham Green is defined as a Hamlet with a settlement boundary and will be expected to support some minimal development.
- 3.50. The draft Joint Local Plan (Nov. 2020) also directed new development to the Ipswich Fringe, Market Towns and Core Villages, and to a more limited extent Hinterland Villages and Hamlets. Any other development, in the countryside and countryside settlements will be treated as windfall.

Managing growth

- 3.51. A managed approach to new development in and around the village will be crucial to meet the local demand for new homes while controlling the growth rate to a sustainable level and ensuring that local key services (health and education) are able to provide the capacity for increased demand.
- 3.52. We need to ensure that the parish grows at a rate that is;
- proportionate in scale, providing a suitable mix of housing for the needs of the parish,
 - sustainable both in itself and in terms of its impact on the parish as a whole,
 - supportable in that any growth does not put undue strain on the key services (particularly health, education and local transport links) that are delivered within the Mendlesham area,
 - deliverable in terms of viability, size and speed of construction rate as required for the parish.
- 3.53. Over the next 19 years we want to see a steady increase (in line with our growth target minimum contained in Policy MP1) in the number of new homes in and around Mendlesham village.

Affordable housing

- 3.54. In late 2017 the Parish Council commissioned a survey of the local need for affordable housing. The survey was carried out by Community Action Suffolk and its Executive Summary & Key Findings report is attached as Supporting Document SD02. The key finding was that 22 households identified a need for 33 family members (people with a family connection) wishing to live in or return to Mendlesham.
- 3.55. Mendlesham's stock of affordable housing has reduced considerably in recent years but this has not been matched by a reduction in demand. Over the past 30 years or so Mendlesham village has seen its availability of affordable housing reduced from 131 units to 86, a reduction of over 34%.
- 3.56. MSDC guidance on affordable housing is currently contained within its policy document "Alteration to the Mid Suffolk Local Plan - Policies for affordable housing".

Overall capacity assessment

- 3.57. The Mid Suffolk District Council assessment of the number of new properties (161) to be built within Mendlesham is identified in the Mid Suffolk SHELAA report available at pages 203 to 206.
<https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/SHELAA2020/BMSDC-Joint-SHELAA-Report-Oct-2020.pdf>
- 3.58. The number of new dwellings estimated for delivery up 2037 is shown in the following table. Growth is measured from a base of 644 homes as at 1 April 2018.

Parish of Mendlesham Neighbourhood Development Plan

Planning reference	Site address	No. of dwellings
OUTSTANDING COMMITMENTS	At 1 April 2018	
M/4242/16/OUT	Old Engine Meadow, NW of Mason Court	28
M/058/11/FUL	Land at The Cedars, Mendlesham Green	1
M/4305/11/FUL	Land adjacent Acorns, Wash Lane	1
M/1220/13/FUL	Cherrygate Farm, Norwich Road	0
M/3184/11/FUL	Barn at Oak Farm, Oak Farm Lane	2
M/1149/16/FUL	Land at Poplar Cottage, Oak Farm Lane	0
M/0509/16/PRN	Tollgate Farm Barn, Norwich Road	1
M/2211/16/REM	GR Warehousing site, Old Station Road	43
M/4670/16/OUT	Land adjacent to Willow House, Mill Road	3
M/0712/17/OUT	Land adjacent Jasmine Cottage, Hobbies Lane	1
DC/17/02241/PRN	Elms Farm, Old Station Road	1
DC/17/03572/FUL	Latin Hall, Brockford Road	2
M/0366/17/OUT	Land adjacent to 17 Brockford Road	2
DC/17/06103/FUL	Champaignes Toft, Hoggars Road	1
EXISTING COMMITMENTS		
DC/18/03147/OUT	Land South of Glebe Way	28
DC/19/05915/OUT	Land North East of Chapel Road	20
SITE ALLOCATIONS		
	Land South of Glebe Way (the remainder of the site)	47
WINDFALL	2018 - 2037	
	Windfall developments (Estimate @ 2 p.a.)	38
EXCEPTION SITES		
	Mendlesham Green	10
	GRAND TOTAL	229

Policy - MP1 [Housing]

This Plan provides for a minimum total of 161 new homes over the plan period 2018-2037.

Any significant increase to this figure will need to demonstrate clearly that the existing local services and infrastructure will be able to cope or, if not, then appropriate measures will be provided as part of the development proposals.

The identified growth will be met through:

- *the implementation of planning permissions not completed at 1 April 2018;*
- *the site allocations made in this plan; and*
- *small 'windfall sites' or infill plots within the identified settlement boundaries at Mendlesham Village and Mendlesham Green that come forward during the plan but which are not identified here.*

The settlement boundaries for Mendlesham Village and Mendlesham Green are identified on the Proposal Maps (Figures 2.2 and 2.3).

Proposals for development located outside of the identified settlement boundaries will only be permitted where they are in accordance with National and District level policies (including relevant policies in this plan).

Across all development proposals, support will be given for the delivery of 2 and 3 bedroomed houses that can be adapted to meet the needs of an ageing population without excluding the needs of younger buyers and families.

Residents have a preference for incremental growth of small developments of 20 dwellings or less unless it can be demonstrated that a greater number will deliver a significant and demonstrable benefit.

Any proposal(s) for new development at or adjoining a gateway access to the village should allow for buildings to be set back from the highway and provide a suitable native hedging and planting scheme on all visible edges to blend the development into the adjoining countryside.

All new developments should include tree-lined streets unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate.

Site allocations

1. *Land North West of Mason Court, (known as Old Engine Meadow): minimum 18 dwellings. [Part of Site 11 identified on the Proposal Map (Figure 2.2)]*

- *This site will be supported for housing development provided it is combined with the site allocation below (Land to the West of Mason Court)*
- *As an edge of village settlement and gateway site from Cotton Road, this development will require appropriate landscaping and screening along its boundaries.*
- *Existing mature trees and hedging along the western, northern and eastern boundaries should be retained and enhanced to protect the rural approach and view to the village from Chapel Road.*
- *Vehicle access to this site from Ducksen Road will not be allowed because of insufficient space and pedestrian risk.*
- *The provision of a pathway and cycle track via Ducksen Road will be supported.*
- *The recommendations set out in the SFRA Part 2 should be factored into any forthcoming reserved matters application.*

2. *Land to the West of Mason Court and adjacent to Horsefair Close. Minimum 10 dwellings (all to be affordable). [Part of Site 11 identified on the Proposals Map (Figure 2.2)]*

- *This site will be supported for development provided it is combined with the site allocation on Land North West of Mason Court (known as Old Engine Meadow).*
- *The existing mature trees and hedging along the western boundary, should be protected and enhanced.*
- *The recommendations of the SFRA Part 2 should be factored into any forthcoming reserved matters application.*

3. *Land South of Glebe Way (and South of the Ropers Farm Estate). Approximately 75 dwellings (including an agreed percentage of affordable housing). [Site 2/13 identified on the Proposals Map (Figure 2.2)]*

NOTE: This whole site is the only one possessing the unique ability to protect the historic heart of Mendlesham Village by diverting a significant amount of existing and future local traffic away from the Conservation Area.

- *A Heritage Impact Assessment should be provided.*
- *Sufficient green space and screening will be provided to protect and enhance the setting of Elms Farm (Grade II*) to the west of the site.*
- *The River Dove along the East of the site is in Flood Zone 3. To enhance and protect the rural environment and view from Oak*

Farm Lane it will be provided with a protective buffer zone, appropriately planted with native species along the whole stretch of the river on site.

- *Landscaping will be installed on the eastern edge of the site to ensure that it blends in with the surrounding landscape.*
- *The existing rural footpath along the north of the site will be retained and a wide buffer zone will be maintained to protect the rural amenity of the residents of Glebe Way.*
- *The affordable housing should be distributed around the sites so that it is not concentrated in one block.*
- *The development should include a link road between Old Station Road and Church Road (via Glebe Way.)*
- *The recommendation set out in the SFRA Part2 should be factored into any forthcoming reserved matters application.*
- *Contributions towards education, healthcare, and additional household waste recycling provision will be sought.*

Policy - MP2 [Access to Affordable Housing]

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

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

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

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

Policy - MP3 [Provision of Affordable Housing]

All major residential development shall be expected to provide affordable housing on site in accordance with District policy. The mix of affordable homes shall be determined with regard to District and Parish needs and be provided in small groups or clusters distributed throughout the site.

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

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



4. Business - the rural economy

Mendlesham businesses

- 4.1. As a small village in rural Suffolk, Mendlesham can be considered typical of many such communities in England. To the outside observer or dormitory worker commuting on a daily basis to London, Ipswich, Bury St Edmunds, Norwich and all locations between, it would appear that Mendlesham Village consists of a convenience store (including a Post Office), a fish and chip shop, a hairdressers, a pub and surrounding housing. Its main community facilities consist of a beautiful Grade 1 listed church, health centre, school and community centre. All indicating the perfect location for a commuter or retiree looking for a place to locate in rural Suffolk.
- 4.2. The Mendlesham Domesday Survey (Supporting Document SD14) produced in 1986 paints a more vibrant picture of two pubs and six shops and even a coach station in the centre of the village. However, employment was stated as “Employment within the village is very small. The number of full-time farm workers employed is less than 10 - probably only 6. Other workers commute to Stowmarket, Ipswich, Bury St.Edmunds, London and to other localities.” Separately two motor mechanics, a furniture maker, two builders, two haulage contractors, a decorator, a plumber, a chimney sweep, a milkman and an author and publisher were also identified.
- 4.3. In 2014 we identified 75 businesses (VAT and Non VAT registered) in the parish of Mendlesham employing many more people than ever before.
- 4.4. The Business Survey for the Mendlesham Neighbourhood Plan (Supporting Document SD08) elicited 29 formal responses of the following classifications:
 - 5, creative and cultural
 - 1, entertainment,
 - 1, manufacturing,
 - 2, education and health,
 - 2, tradesperson,
 - 1, construction,
 - 3, design,
 - 10, farming,
 - 7, retail,
 - 2, transportation and storage.
- 4.5. 20 businesses were home based, 25 were based in the Parish of Mendlesham and 4 were based outside of the Parish of Mendlesham.
- 4.6. The DEFRA report “Rural Businesses (first published 29 January 2015) identified a growing country wide trend in business development. It states that “There are more businesses per head of population in predominantly rural areas than in predominantly urban areas, reflecting there being more smaller businesses in rural areas.” However, it goes on to state “Since 2008,

business start-ups per head of population have been higher in predominantly urban areas than in predominantly rural areas.” and indicating that growth in 2012 was static.

- 4.7. In 2018/19 there were 550,000 businesses registered in rural areas, accounting for 23 per cent of all registered businesses in England. (Source: ONS Rural Business Statistics).
- 4.8. In 2017 there were 44 registered business start-ups per 10,000 population in *predominantly rural* areas compared with 54 per 10,000 population in *predominantly urban areas (excluding London)*.
- 4.9. Mendlesham with a population of 1,407 would expect to have in the region of 52 businesses registered for VAT with around 5+ (VAT registered) startup per year. Currently we believe that Mendlesham is below this national average of VAT registered businesses.

Premises

- 4.10. The changing nature of business means that over time individual businesses will need to relocate to keep pace with their growth and profitability. The history of Mendlesham has shown a conversion of business premises into homes such as A.F. Braybrooke & Son coach station being turned into Braybrook Close for homes. The Post Office, Front Street Shop, Garage and now also the Fleece Public House all turned into homes in living memory. Others, such as Cuttings Shop, on the corner of Front Street and Chapel Road, have been subject to a variety of conversions, currently it is used by a local Estate Agent.
- 4.11. The Maltings, Brian Palmer Haulage, and Galloways Coaches are all located in Old Station Road, giving them HGV and PSV access to the A14 and A140 without necessarily going through Mendlesham village.
- 4.12. All of which demonstrates that the Parish has recognised the importance of new development and changes of use whilst protecting and enhancing, where possible, the enjoyment of the area by the residents.
- 4.13. The responses to the Neighbourhood Plan survey (Supporting Document SD05) recognised that brownfield sites need to be repurposed as a priority, either for housing or business, in line with Government recommendations. Furthermore the survey recognised the importance of business in maintaining a vibrant village.
- 4.14. Currently the Parish has no incubator units for startup business, consequently many new Mendlesham businesses are likely to be started from home. It is important that, without affecting the amenity of other local residents, home businesses are encouraged possibly even with mixed housing developments thus bringing new business into the community and encouraging long term sustainability.

- 4.15. Mendlesham has benefitted from the introduction of high Speed Broadband between 2015 and 2017. All new dwellings are able to be connected to this service.
- 4.16. Growth of small businesses in and around Mendlesham will provide new local employment opportunities and reduce the need for distance commuting. We want to support a flexible environment where businesses may start and grow. We are not looking for large commercial developments as they would not fit in with the rural environment but we will support people to develop small businesses that will form part of the growth of the parish and maintain its sustainability.

Policy - MP4 [Business]

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

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



5. Design

The character of Mendlesham Village

- 5.1. Mendlesham village has developed periodically over the past 50 years. Figure 2.6 shows where and when significant growth occurred in and around Mendlesham village.
- 5.2. The village core remains relatively unspoilt. The village has a wide range of house types and styles from the very old houses in Front Street and Old Market Street through to the modern estates in Glebe Way and Mayfield Way. It is its older buildings that define much of the character of this long established village and it is this character that the large majority of residents wish to preserve and be used to influence any new potential growth.
- 5.3. At the heart of the village is the Conservation Area, centred on Front Street, Old Market Street and Church Road; it is this area that identifies Mendlesham's character and history while providing a clear reference point for any new development to follow.

Historic environment

- 5.4. The residents surveys gave strong support to the importance of living within a rural and historic environment.
- 5.5. Mendlesham has a rich built heritage; within the Conservation Area is the Grade I listed Church of St. Mary and 22 Grade II listed buildings. Outside of the Conservation Area are the Grade II* listed Elms Farmhouse and 21 other Grade II listed buildings.
- 5.6. Mendlesham Conservation Area was first designated in 1972. It covers the historical core of Mendlesham Village following Market Street, Front Street, Chapel Road and Church Road, where the majority of the historic buildings are to be found, including the church. More information about the Conservation Area can be found in the "Mendlesham Conservation Area Appraisal" (Supporting Document SD22) and also the "Historic Environment report (Supporting Document SD26)".
- 5.7. The community considers that protecting and enhancing the character and appearance of all buildings of architectural and historic interest and their settings is paramount to preserve the character of the area.
- 5.8. Suffolk County Council manages the Historic Environment Record for the county. Non-designated archaeological heritage assets are managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning policy Framework, and Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) are met.
- 5.9. Policy MP5, refers to designated heritage assets. A heritage asset is defined in the National Planning Policy Framework as a building, monument, site, place, area or landscape identified as having a degree of significance meriting

consideration in planning decisions because of its heritage interest. These include those assets identified by the local planning authority and shown on their local list.

Policy - MP5 [Historic environment]

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

A detailed proposal should be put forward for all new developments (with 10 or more dwellings) identifying any potential increases in traffic levels and what mitigating measures will be put in place to minimise any adverse effects.

Any proposal for development requiring planning permission which would generate additional traffic needing to access the Conservation Area must provide a transport assessment giving expected traffic volumes emanating from the proposed development and include any necessary mitigation measures to minimise any adverse effects.

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

All new development should demonstrate a clear understanding of the rural context of Mendlesham and the importance of maintaining its village environment. Developments will provide appropriate levels of landscaping, boundary and screening planting to ensure that they blend in with the existing environment. Supporting Document SD19 ("Landscape and Visual Assessment of Mendlesham") provides examples of the important features of the village that need to be maintained.

Design principles

- 5.10. The Mendlesham Neighbourhood Plan is aimed at ensuring that all development is of high quality and sustainable while maintaining and enhancing the character and local distinctiveness of the parish. Any new development should be carefully considered to ensure that good place-making is at the heart of any proposals.

Site context

- 5.11. All new development proposals need careful consideration and have a full understanding of the relationship between the site and the surrounding context.

Infill development

- 5.12. Limited opportunities still exist within Mendlesham village to build on small vacant sites or infill plots which offer no community, amenity, visual or landscape value.

Materials

- 5.13. Typical of most Suffolk villages, Mendlesham contains a wide mix of traditional building materials from brick and render through to slate and tile roofs. It is important to protect this historical legacy, facing and roof materials should be selected from the range of regional materials characteristic of mid-Suffolk. This means using those materials present on pre-20th century buildings as seen throughout the parish.
- 5.14. Many of the older buildings in Mendlesham have been rendered, indicating a commonality through a more uniform finish. That said, the local red brick features in many applications from chimney stacks to brick plinths on many rendered timber-framed buildings, but also on some older timber-framed buildings. The soft 'Suffolk Red' brick also features on a number of unlisted Victorian cottages, although many have been painted over. Another local brick, the 'Suffolk White' is also present on a number of cottages, but flint only occurs on the Church, one short terrace and a few outbuildings.
- 5.15. The prevalent roofing material is clay plaintile or pantile, some the black glazed variety more common in the north of Suffolk. Slate can be found on some of the Victorian cottages. Modern infill buildings generally respect the local vernacular using render and red brick, again often painted over. Most of the infill has plaintile or pantile roofs, although some of the latter are concrete.
- 5.16. The traditional range of materials used locally includes red stock bricks, white gault bricks, smooth rendering, black or white painted horizontal weatherboarding, plain clay tiles, clay pantiles, slates and thatch.

Material use

- 5.17. It is appropriate to:
- have a range of locally specific facing materials on different houses in a development,
 - change materials between parts of a house (apart from feature panels of a different material i.e. false half timbering or hanging tiles),
 - change facing material on a house i.e. from one storey to another or to articulate part of the structure,
 - pick out construction elements such as lintels or plinths in a different material,
 - use materials changes and detailing to help explain the building character.

Environmental considerations

- 5.18. Developers are expected to show support for the moves towards a more sustainable environment with net zero emissions by 2050. Particular note should be taken of the Government's Environment Act (2021) that seeks to address environmental protection and the delivery of the Government's 25 year Environment Plan.

Policy - MP6 [Building design]

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

- *All building design and materials used shall respond (and be sympathetic to) the local character of Mendlesham, creating a sense of place appropriate to its location and adjacent buildings.*
- *The selection of proposed materials should be directly influenced by the surrounding context of Mendlesham.*
- *All new development should have regard to the latest guidance on sustainable water management, including prevention of water run-off that would add to or create surface water flooding, which can be mitigated by above ground open Sustainable Drainage Systems (SuDS) and to guidance in the current Suffolk Design Guide for Residential Areas.*

Parking standards

- 5.19. The central core (Conservation Area) of the village is already heavily used by HGV's, coaches and local traffic, with narrow stretches of road, narrow footpaths and large sections being without safe footpath connections to the remainder of the built up area.
- 5.20. The way in which car parking is designed into new residential development will have a major effect on the quality of the development. The three key principles in designing parking:
- Safe and convenient for users without detracting from the character and quality of a place
 - Integrated into the development through suitable design including landscaping; minimising the visual impact of cars.
 - Sensitively located and sufficient to serve the local likely need.
- 5.21. Parking design and provision should be in accordance with the Suffolk Guidance for Parking, 2019.

Broadband provision

- 5.22. A high proportion of Mendlesham residents use and rely on internet connections and mobile technology. The current provision of internet services in and around the parish has greatly improved in recent years. The Better Broadband for Suffolk programme has deployed a high speed network to much of Mendlesham village and to some of the surrounding area. If the parish is to be attractive to new homeowners and businesses it is vital that a reliable high speed broadband network is in place for all residents.

Policy - MP7 [High speed broadband]

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

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



6. Green areas, open space and views

Open space in Mendlesham

- 6.1. Mendlesham is a rural community that places great importance on its rural situation and views. It is important that any new development is sympathetic to this type of environment and makes every effort to blend in and not be visually intrusive.
- 6.2. All proposed open space provided as part of new development should serve a clear purpose and be visually pleasant. The provision of arbitrary pieces of 'public open space' can result in spaces that are divorced from the main pattern of public street spaces, are neither useful nor attractive and quickly become an ongoing maintenance liability.

Protection and enhancement of open spaces with community value

- 6.3. Green spaces provide physical and mental health and wellbeing benefits gained from access to appropriate outdoor areas, that can encourage social cohesion by acting as a community resource, improve the quality of life for communities and provide visually attractive spaces.

Local green spaces

- 6.4. Mendlesham already has a wide range of community open spaces; any impact proposed development may have on these spaces will not be supported. The NPPF 2021 (section 8) allows us to designate these areas as "Local Green Space" because of their historical and recreational value.

Policy - MP8 [Green areas]

Proposals for new housing must include a suitable provision of, or contribution towards, functional green areas for local residents (including those with limited mobility) recreational purposes in accordance with the current Mid Suffolk District Council's standards for open space provision.

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

Development proposals will be supported where they provide a net gain in biodiversity in accordance with national policy.

Policy - MP9 [Local green spaces]

The following Local Green Spaces are designated in this Plan and are identified on the Proposals Maps (ref: Section 2 of this document, Figures 2.2 and 2.3 and also in Figures 6.1 to 6.6 and 6.8 to 6.10.

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

Location

6.5. The exact location of each of the Local Green Spaces is shown in the following maps;

- Figure 6.1, Playing fields at Mendlesham Village,
- Figure 6.2, Childrens play area at Mendlesham Village,
- Figure 6.3, Church graveyards at St. Mary's, Mendlesham,
- Figure 6.4, The Mendlesham Millenium Wood,
- Figure 6.5, Allotments at Mendlesham Green,
- Figure 6.6, Baptist Chapel (ex) cemetery and Playing Field at Mendlesham Green,
- Figure 6.8, Green area at Mayfield Way,
- Figure 6.9, Green area at Horsefair Close,
- Figure 6.10, Green area at Glebe Way.

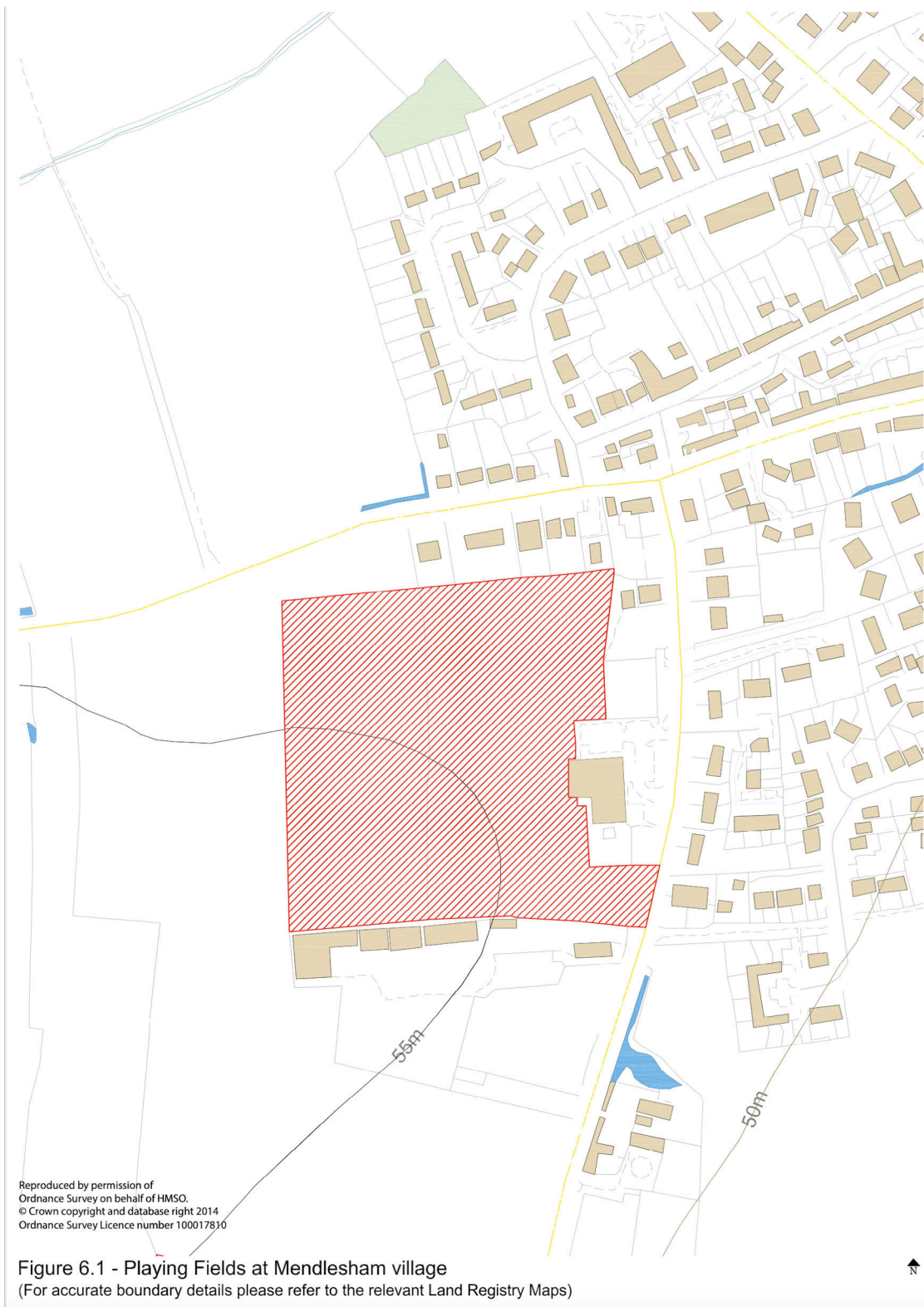


Figure 6.1 - Mendlesham Village Playing Fields

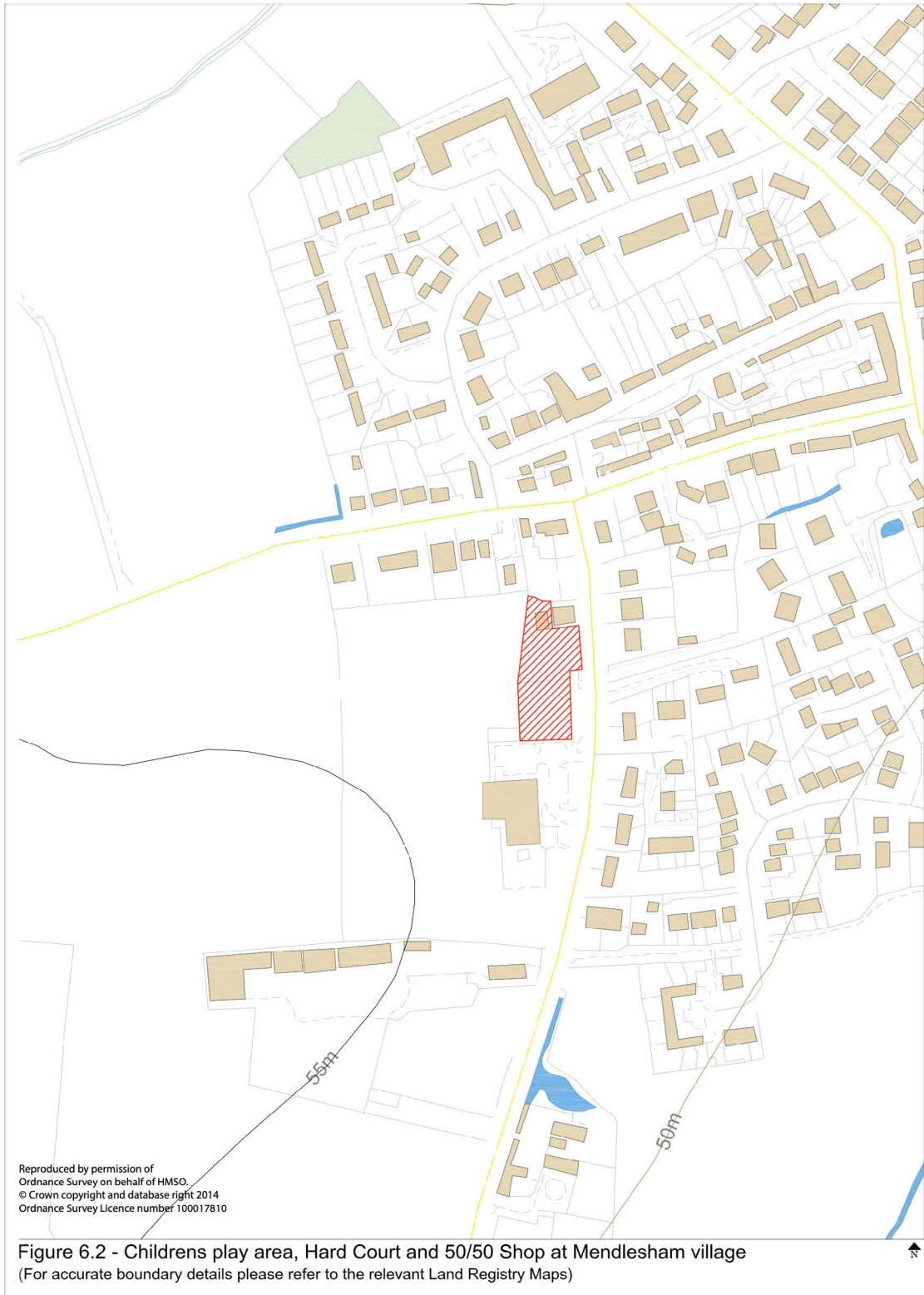


Figure 6.2 - Childrens play area, Hard Court and 50/50 shop

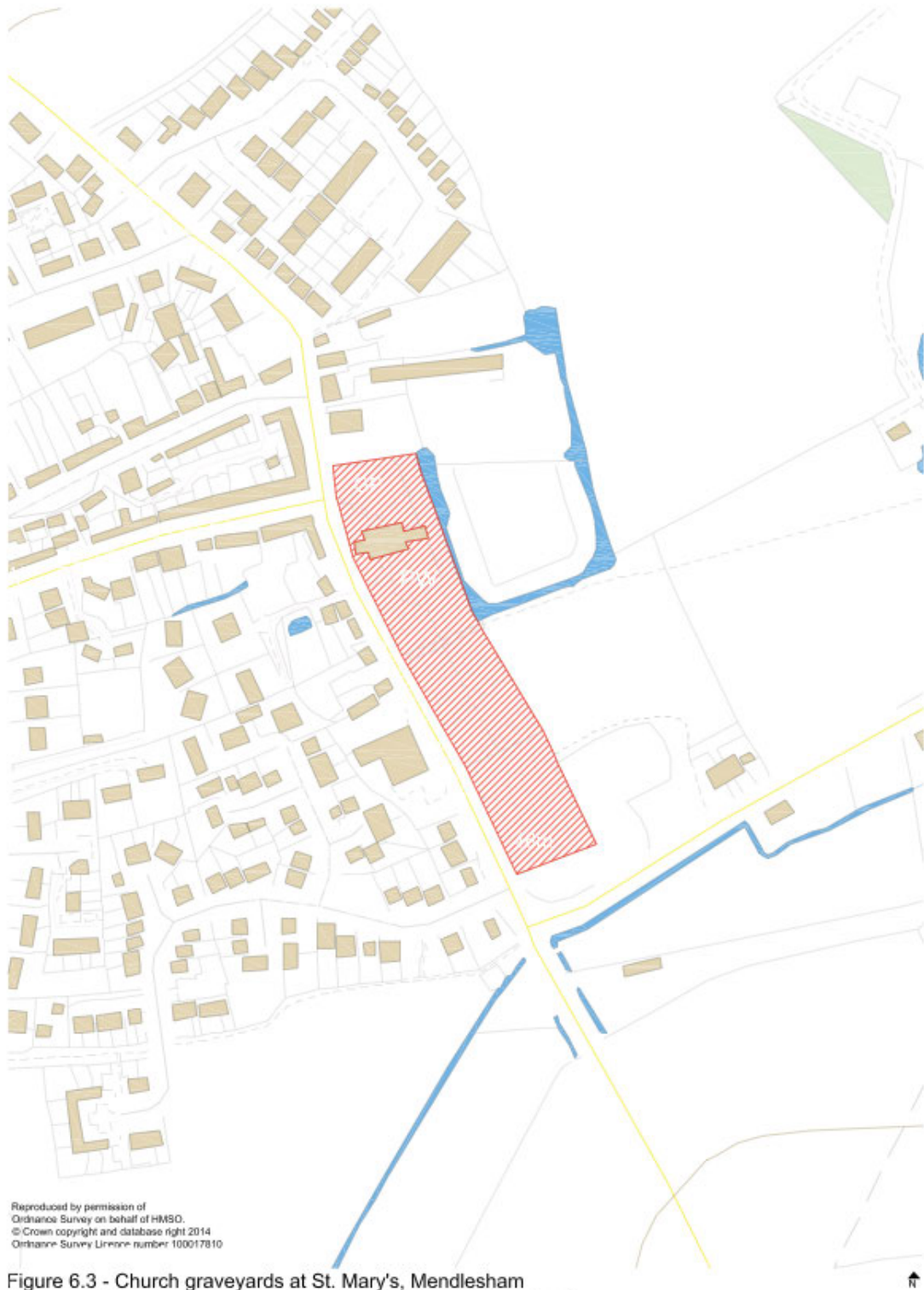


Figure 6.3 - Church Graveyards at St. Mary's, Mendlesham

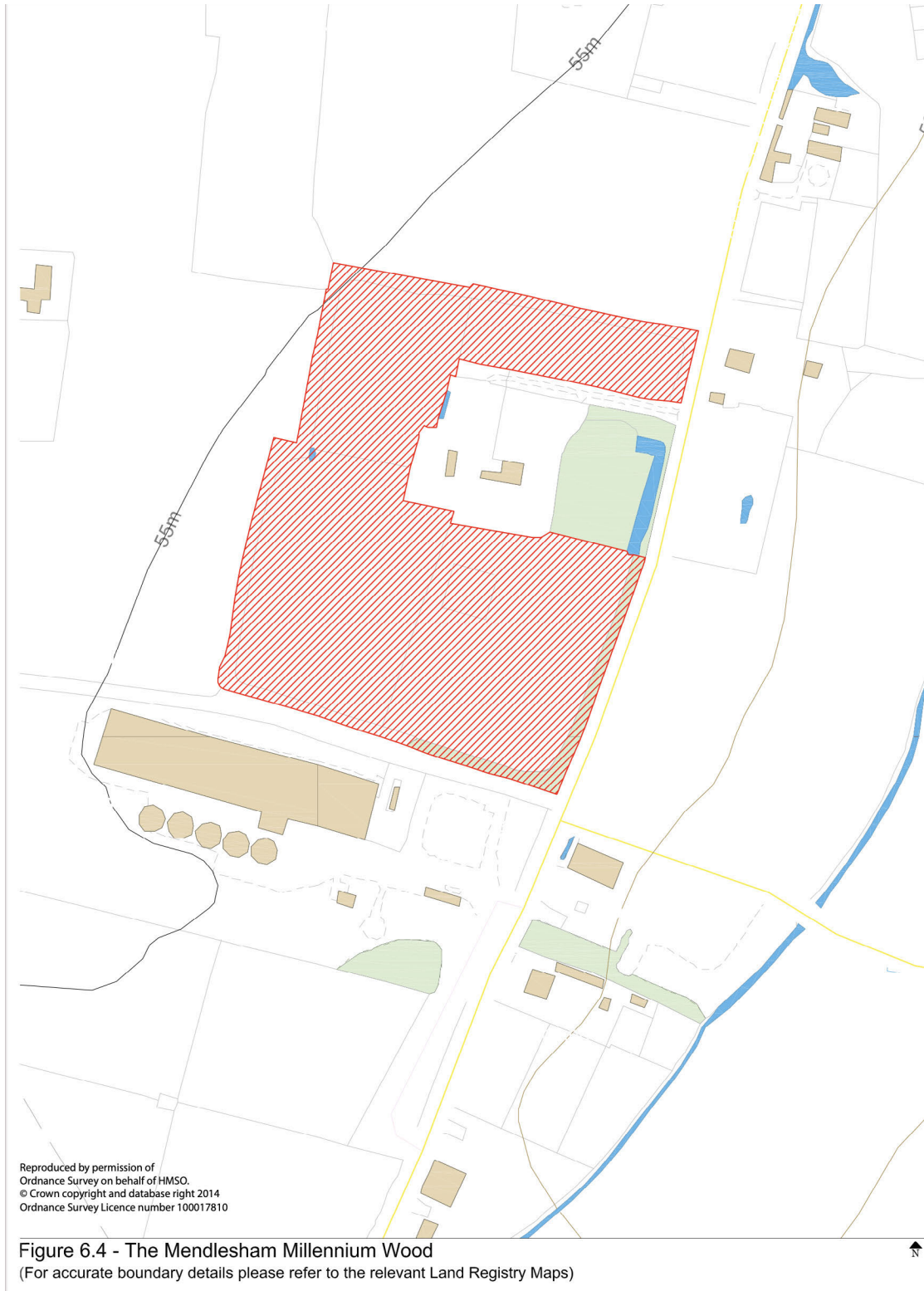


Figure 6.4 - The Mendlesham Millennium Wood

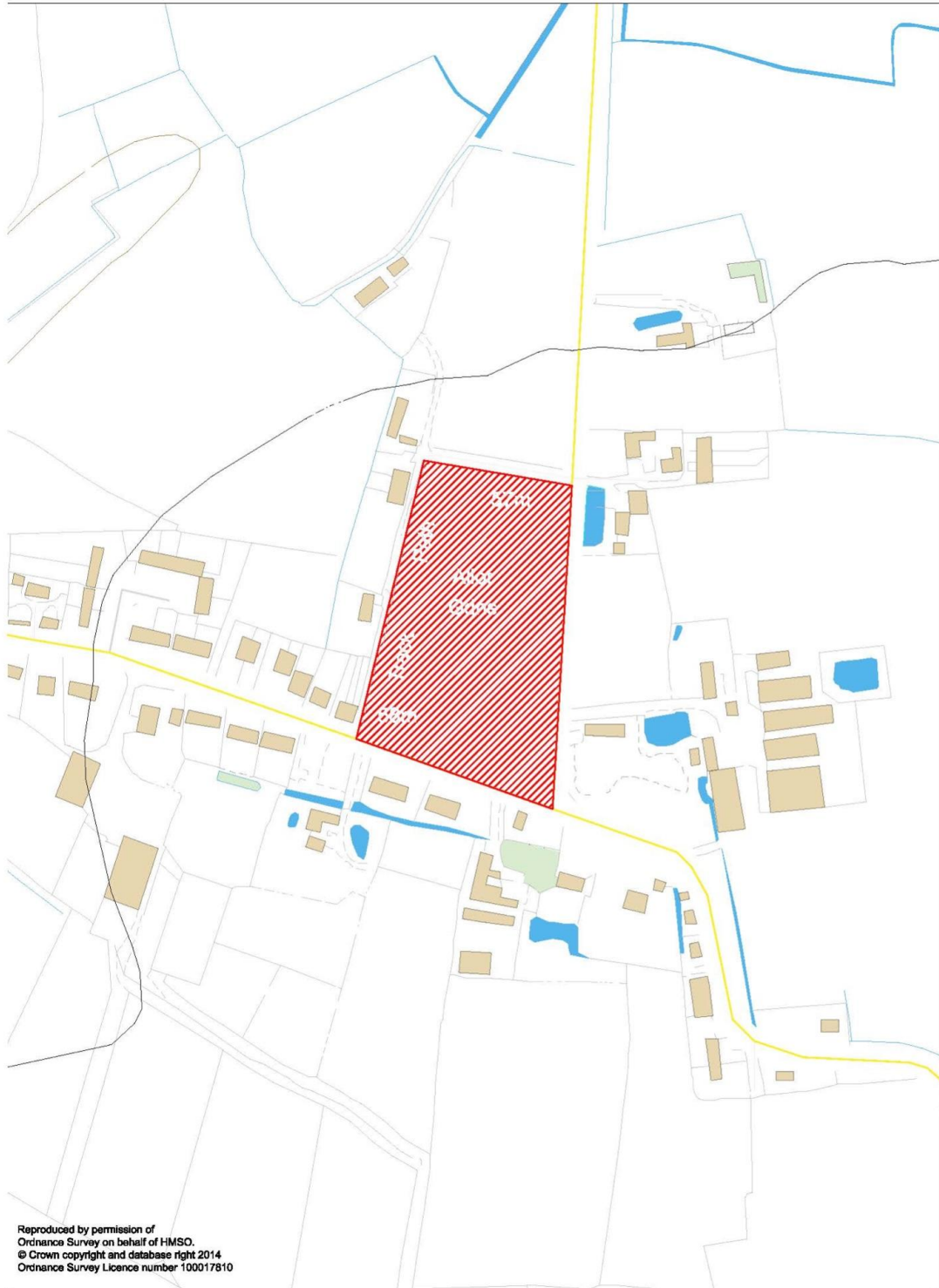
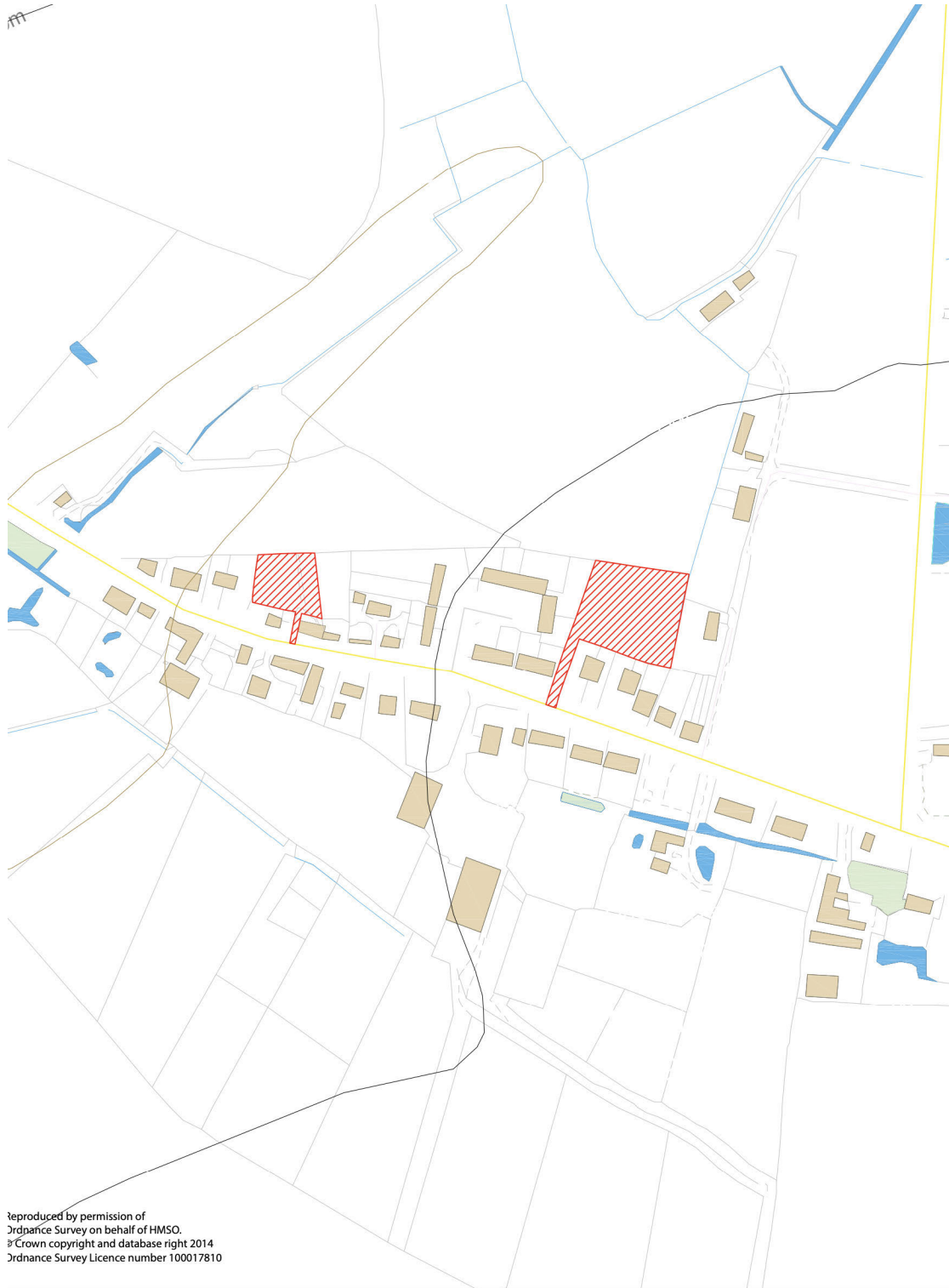


Figure 6.5 - Allotments at Mendlesham Green
(For accurate boundary details please refer to the relevant Land Registry Maps)

Figure 6.5 - Allotments at Mendlesham Green



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Figure 6.6 - Baptist Chapel (ex) cemetery and Playing Field at Mendlesham Green
For accurate boundary details please refer to the relevant Land Registry Maps)

Figure 6.6 - Baptist Chapel (ex) Cemetery and Playing Field at Mendlesham Green

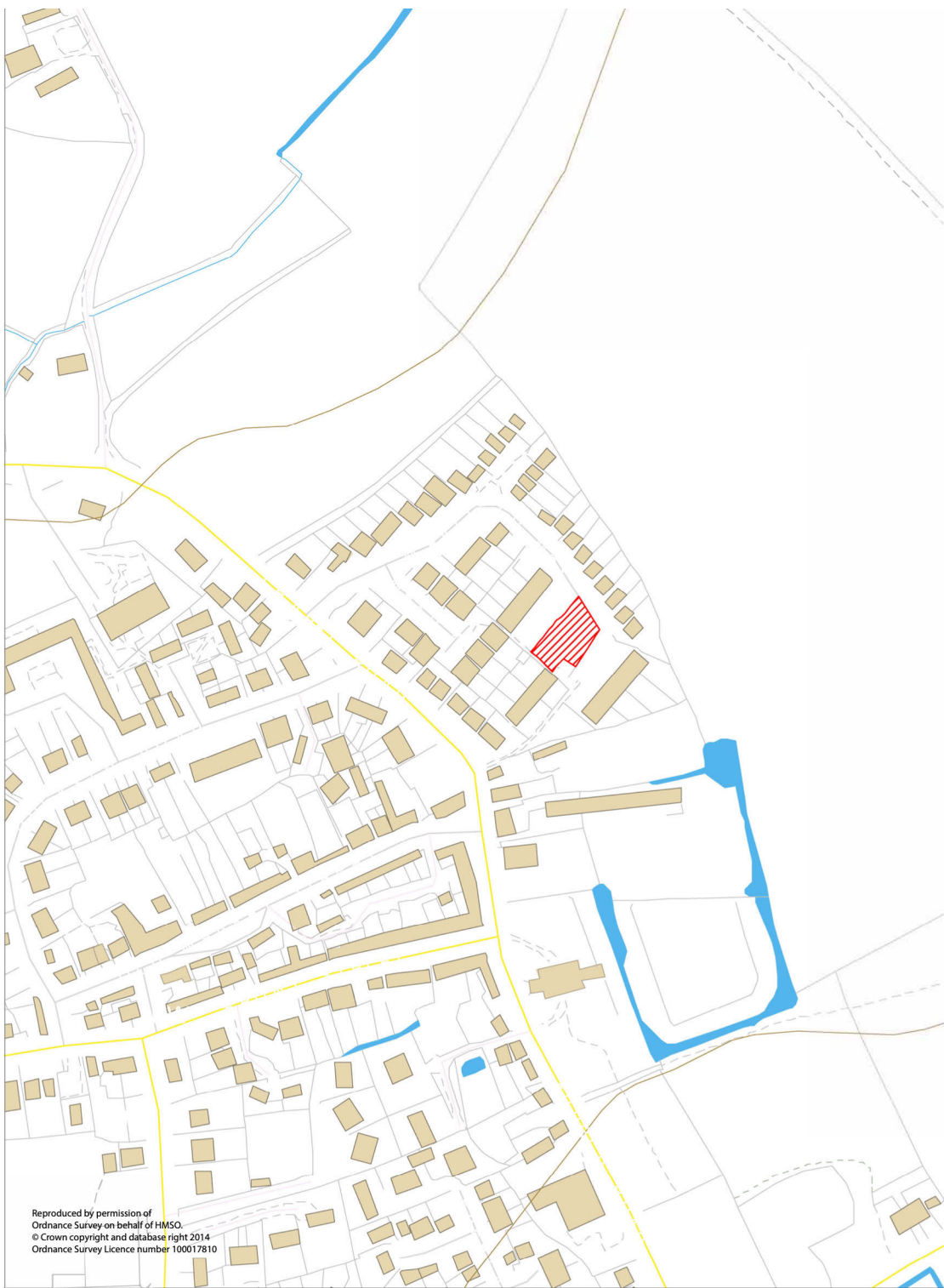


Figure 6.8 - Green area at Mayfield Way
(For accurate boundary details please refer to the relevant Land Registry Maps)

Figure 6.8 - Green area at Mayfield Way



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Figure 6.9 - Green area at Horsefield Close
(For accurate boundary details please refer to the relevant Land Registry Maps)

Figure 6.9 - Green area at Horsefair Close

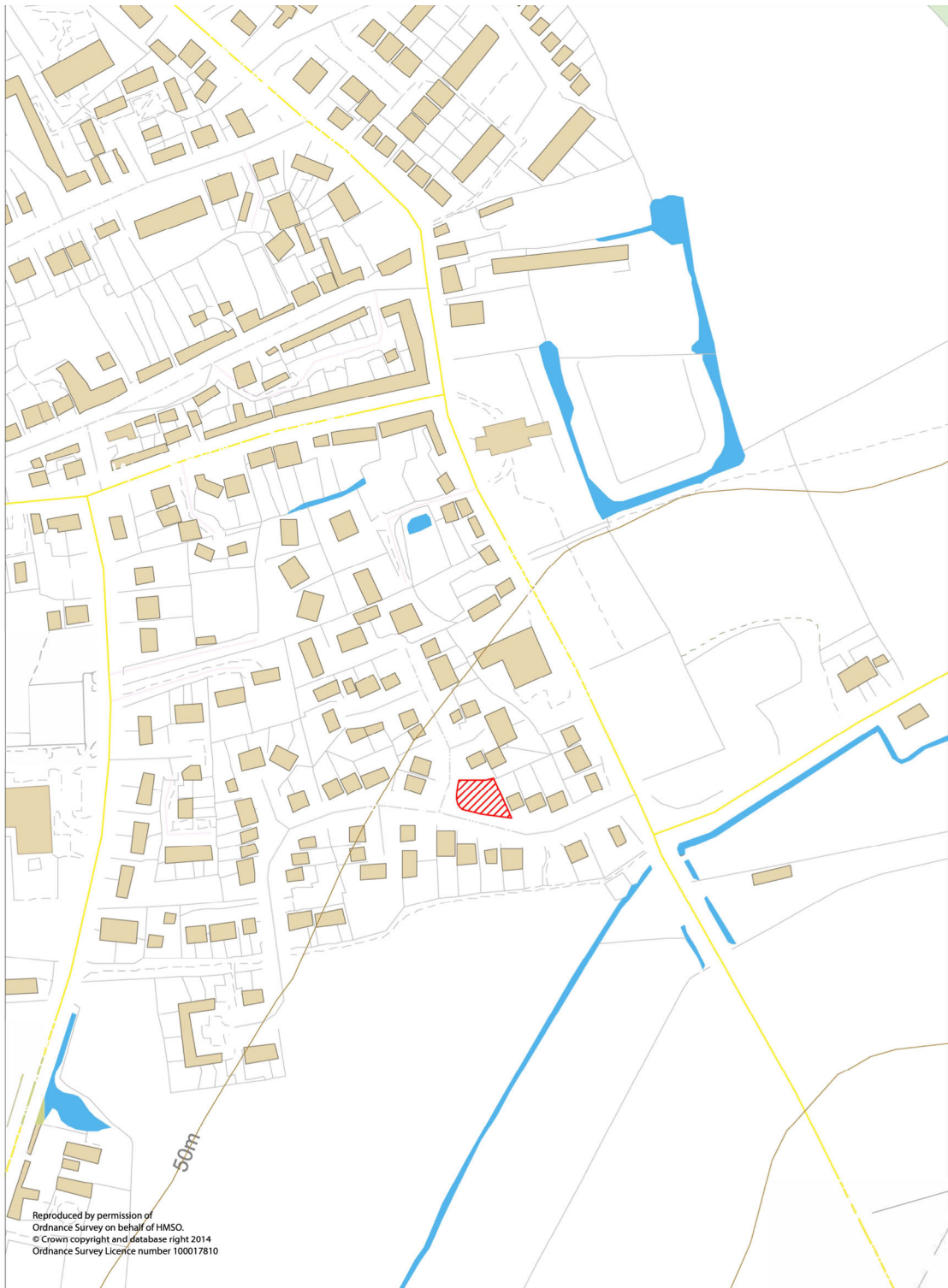


Figure 6.10 - Green area at Glebe Way
(For accurate boundary details please refer to the relevant Land Registry Maps)

Figure 6.10 - Green area at Glebe Way

Key views throughout Mendlesham Village

- 6.6. The views into, out of and within Mendlesham define the rural character of the village settlement. The importance of landscaping to suitably blend the edge of the village into the rural hinterland is vital to sustain the rural nature of the village.
- 6.7. Supporting document SD19, "Landscape and Visual Assessment of Mendlesham", contains panoramic images of all the principal views in and around Mendlesham.
- 6.8. Figure 6.7 shows the principal views of importance around Mendlesham Village and their visual and amenity value.

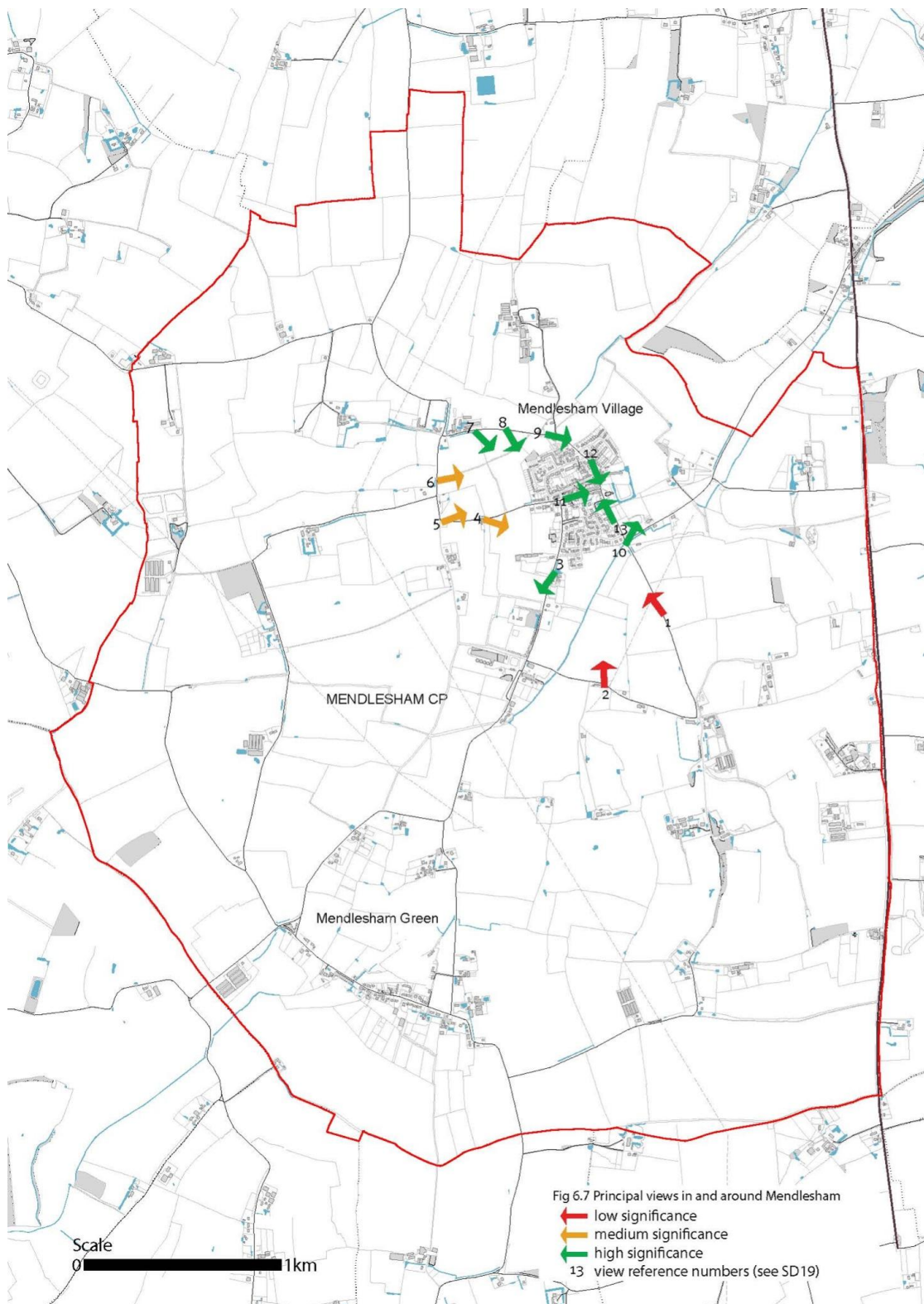


Figure 6.7 - Principal views in and around Mendlesham

- 6.9. St. Mary's church provides a key landmark for the village, acting as a central navigation point that can be seen from both the village centre and the wider parish. Views to St. Mary's church should be carefully assessed as a key consideration for any future development.
- 6.10. The location and surroundings of the Mendlesham village Conservation Area need to be taken into account to ensure that its character and appearance are not downgraded by inappropriate development.
- 6.11. Throughout Mendlesham there is a network of well-used footpaths and bridleways . Mendlesham has its own walking group and there are also a large number of dog owners, horse riders and cyclists that regularly use the network. The network is recognised and maintained by Suffolk County Council.
- 6.12. According to their context, edges and boundary treatments should be suitably designed to lessen the impact the proposed development may have on countryside views and neighbouring sites. To protect views around the parish, care needs to be taken with the design and specification of site boundaries which form the outside edge to countryside, an edge against a major road, an edge against an open space, or a line of transition between an area of one character and that of a different character.

Retaining visually important open spaces

- 6.13. The parish relies on Mid Suffolk District Council Local Plan policy SB3. This policy directs that within or abutting settlement boundaries, important open spaces will be protected because of their contribution to the character or the appearance of their surroundings. Mendlesham Parish Council and MSDC will resist development which would have a harmful effect on these identified visually important open spaces because of their contribution, in an undeveloped form, to the distinctiveness of their setting or the character of a settlement or nearby landscape.
- 6.14. The visually important open spaces throughout Mendlesham Parish are dealt with in detail in supporting document SD19 (Landscape and Visual Assessment of Mendlesham) and also referenced in Figure 6.7 (Principal views in and around Mendlesham).

Policy - MP10 [Open spaces]

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

Where appropriate, development proposals must address the effect they will have on any local identified visually important open spaces and any effect on views of the Conservation Area and demonstrate that they will not significantly affect the views of these spaces. (The Proposal Maps Figures 2.2 and 2.3 and also Figure 6.7 - Principal views in and around Mendlesham refers).

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

Policy - MP11 [Public Rights of Way and countryside access]

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

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

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



7. Monitoring and delivery

Review

- 7.1. The Mendlesham Neighbourhood Plan has been developed to assist with the planning of sustainable growth for a period of up to 20 years. A formal review process in consultation with the local community and Local Planning Authorities should be undertaken at a minimum of every five years, to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth.
- 7.2. It may be that this policy is reviewed at other times because of changes to relevant local policies, national policies and legislation.
- 7.3. It is accepted that the Mendlesham Neighbourhood Plan will have changes made to it during its 20 year life, there should not be an expectation that it will be rigidly adhered to, without change, for that period. It must be remembered that the overall objective of the Plan is to assist and support future development not to debar it.



8. APPENDICES

Appendix 1 Key Reference documents

- 8.1 In compiling the Mendlesham Neighbourhood Plan we used guidance from the following key reference documents.
1. National Planning Policy Framework [NPPF] (2021)
 2. Mid Suffolk District Council Local Plan (1998)
 3. Mid Suffolk District Council Core Strategy (December 2008)
 4. Mid Suffolk District Council Core Strategy Focused Review (December 2012)
 5. Babergh and Mid Suffolk Draft Joint Local Plan (November 2020)
 6. Rural Businesses (DEFRA) January 2014
<https://www.gov.uk/government/statistics/rural-enterprise>

Appendix 2 Supporting documents

- 8.2 In compiling the Mendlesham Neighbourhood Plan we have produced the following supporting documents that provide detailed information about the parish and the views of its residents and businesses.

SD01 Mendlesham Parish Profile
SD02 Mendlesham Housing Needs Survey (2018) - Executive Summary
SD03 Mendlesham Issues, Objectives and Evidence
SD04 Mendlesham questionnaires
 a. Household questionnaire form
 b. Youth questionnaire form
 c. Business questionnaire form
 d. Additional short questionnaire
SD05 Mendlesham Household questionnaire response analysis
SD06 Mendlesham Household questionnaire analysis - Q42
SD07 Mendlesham Youth questionnaire response analysis
SD08 Mendlesham Business questionnaire response analysis
SD09 Mendlesham Additional Short questionnaire analysis
SD10 Statement of Consultation
SD11 NPPF, local and proposed policies
SD12 History of the parish
SD13 Parish location and facilities
SD14 Domesday survey of Suffolk (1986)
SD15 Application to designate a Neighbourhood Area
SD16 Publication of application to designate a Neighbourhood area
SD17 Map of Mendlesham Neighbourhood Area
SD18 MSDC approval of Mendlesham Neighbourhood Area
SD19 Landscape and visual assessment of Mendlesham
SD20 Strategic Environmental Analysis
SD20a Strategic Environmental Analysis - Non-Technical Summary
SD20b Strategic Environmental Analysis - Addendum
SD21 Mendlesham baseline data
SD22 Mendlesham Conservation Area appraisal
SD23 Local residents consultation - October 2017
SD24 Site allocations analysis - November 2017
SD25 Traffic report
SD26 Historic Environment report
SD27 Strategic Flood Risk Assessment report
SD28 Habitats Regulation Assessment report
SD29 Windfall Development report
SD30 Heritage Assessment of Potential Growth Sites
SD31 Residents Survey 2020:Station Fields

Appendix 3 Maps and diagrams referenced within the
Neighbourhood Plan

- 8.3 Following are the maps and diagrams referred to in the Neighbourhood Plan, each one is contained on a separate page.
- 8.4 Maps and diagrams as supplied;
- Figure 2.1 - Map of the Parish
 - Figure 2.2 - Mendlesham Village Proposal Map
 - Figure 2.3 - Mendlesham Green Proposal Map
 - Figure 2.4 - Community Assets map for the Parish of Mendlesham
 - Figure 2.5 - Community Assets for Mendlesham Village
 - Figure 2.6 - Major housing growth in Mendlesham Village
 - Figure 6.1 - Playing fields at Mendlesham village
 - Figure 6.2 - Childrens play area, hard court and 50/50 shop at Mendlesham village
 - Figure 6.3 - Church graveyards at St. Mary's, Mendlesham
 - Figure 6.4 - The Mendlesham Millennium Wood
 - Figure 6.5 - Allotments at Mendlesham Green
 - Figure 6.6 - Baptist Chapel (ex) cemetery and playing field at Mendlesham Green
 - Figure 6.7 - Principal views in and around Mendlesham Village
 - Figure 6.8 - Green area, Mayfield Way, Mendlesham Village
 - Figure 6.9 - Green area, Horsefair Close, Mendlesham Village
 - Figure 6.10 - Green area, Glebe Way, Mendlesham Village

9. Versions of the Neighbourhood Plan

- 9.1 The Mendlesham Neighbourhood Plan, version 3.3, was accepted by Mid Suffolk District Council in April 2017 for formal inclusion into its planning policies.
- 9.2 In June 2017 Mendlesham Parish Council agreed to update the Neighbourhood Plan specifically to introduce a development land allocations policy.
- 9.3 The main changes included in this revised version are;
- Inclusion of a site allocation list defining where future development is to be sited.
 - Inclusion of a Capacity Assessment Table to identify how the minimum target figure for new dwellings (as set in the Joint Local Plan) can be met (and exceeded).
 - Changes to Policy MP1 to identify clearly which sites are being selected and what guidelines for development have been set.
 - More information on the effects of traffic on the conservation area in Mendlesham Village,
 - More detailed and professional assessment of the environment in and around the parish of Mendlesham (site assessment, habitats assessment, traffic flows, flooding issues, strategic environmental assessment).
 - General updating of supporting information to remove outdated data.
 - Acknowledgement of the changes that the Babergh and Mid Suffolk Joint Local Plan will introduce when it is formally adopted.

10. ACKNOWLEDGEMENTS

- 10.1 The Mendlesham Neighbourhood Planning Committee acknowledges the help and support it has had in investigating and producing this neighbourhood plan and thanks the following organisations and people for their contributions.
1. The residents and local businesses of the Parish of Mendlesham for their patience, responsiveness and support to the development of the Mendlesham Neighbourhood Development Plan.
 2. The Department for Communities and Local Government for its “Supporting Communities” grant towards the cost of investigation and developing the Mendlesham Neighbourhood Development Plan.
 3. Mid Suffolk District Council for the continued support and guidance in the preparation of the Mendlesham Neighbourhood Development Plan. In particular we are indebted to Paul Bryant for his continued support and guidance.
 4. Mid Suffolk District Councillor Andrew Stringer for his continued support and advice received during the development of the Mendlesham Neighbourhood Development Plan.
 5. Community Action Suffolk for the supply of a Mendlesham Parish Profile.
 6. The past and present members of the Mendlesham Neighbourhood Planning Committee for giving up their free time over a long period to ensure the Mendlesham Neighbourhood Development Plan was successfully adopted.
 7. Gipping Press for its support and guidance in the development and presentation of our Neighbourhood Development Plan.

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