

1. Welcome

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

The story so far

In 2018 the Parish Council agreed to prepare a Neighbourhood Plan. Since that time a Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover.

We've now reached an important stage in its preparation and are consulting on the Draft Plan.

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

When complete, it will form part of the statutory development plan for the area, meaning Mid Suffolk District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community Involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

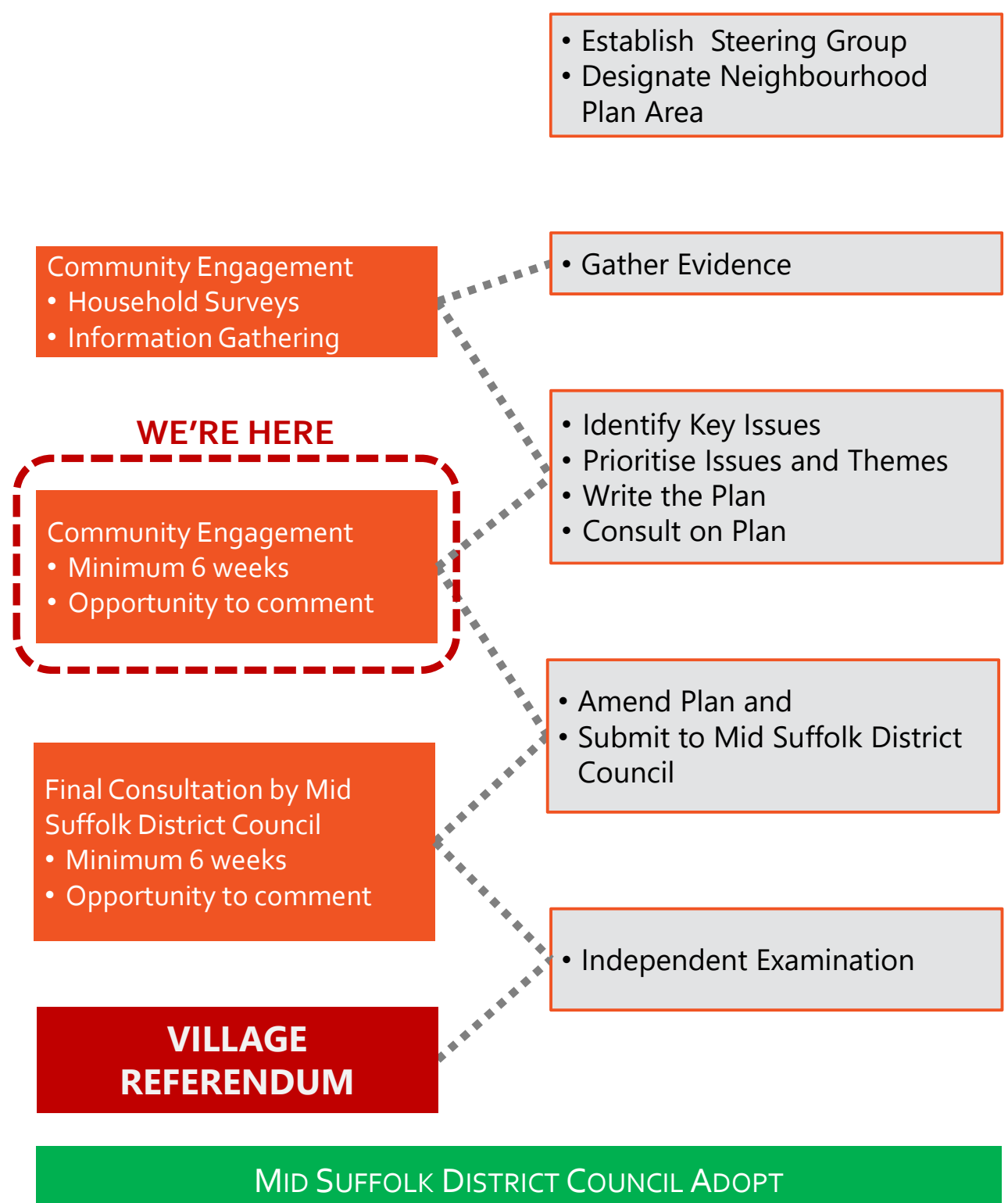
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about all the Planning Policies in the Plan.

WE NEED YOUR VIEWS

How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut



2. The Plan

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

Contents

- 1. Introduction and How the Plan was Prepared
 - 2. Defining Characteristics of Drinkstone
 - 3. Current Issues
 - 4. Planning Policy Context
 - 5. Vision and Objectives
 - 6. Spatial Strategy
 - 7. Housing
 - 8. Natural Environment
 - 9. Built Environment and Design
 - 10. Infrastructure and Services
- Policies Maps

Supporting Documents

- Landscape Character Assessment
- Built Character Assessment
- Design Guidance
- Natural Environment and Local Green Space Assessment

The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made

and

Community Actions

Local proposals that are not necessarily town planning related but could improve life or facilities in the village



WE ESPECIALLY WANT YOUR COMMENTS ON THE
PLANNING POLICIES AND COMMUNITY ACTIONS

PLEASE ALSO TELL US IF YOU SUPPORT THE PLAN

3. Vision & Objectives

Arising from the outcomes of the research and surveys, the Plan’s over-arching Vision is:

In 2036 Drinkstone will be a place that has developed so that:

- it still has its own character and individuality;**
- it is a place where people of all ages can live in a vibrant and friendly community;**
- the natural landscape has been protected and enhanced.**

The Vision is supported by four topic areas, each with objectives that will contribute to the delivery of the Vision.

<div>Housing Objectives</div> <div><div>1. Ensure that Drinkstone’s housing growth is commensurate with the level of services and facilities in the village.</div><div>2. Deliver housing that is tailored to meet the needs of local residents.</div></div>
<div>Natural Environment Objectives</div> <div><div>3. Protect the important green spaces, woodland and countryside and public rights of way.</div><div>4. Protect important views and links to the wider countryside.</div><div>5. Deliver net gains to the extent and quality of natural habitats.</div></div>
<div>Built Environment and Design</div> <div><div>6. Conserve and enhance the village’s heritage assets.</div><div>7. Ensure that new development is designed in a way that reflects local character.</div><div>8. Reduce the impact of new development through the incorporation of measures that reduce their environmental impact.</div></div>
<div>Infrastructure and Services</div> <div><div>9. Ensure that the scale of development is at a level and in a location that the local infrastructure and services can support.</div><div>10. Protect and improve the range of existing community facilities and services.</div></div>

4. Planning Strategy

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

THE PLAN

- ✓ Identifies the amount of housing growth in the village up to 2036
- ✓ Focuses development to within defined Settlement Boundaries around the main built-up areas of the village
- ✓ Enables the building of low cost affordable housing to meet local needs to be built
- ✓ Protects important open spaces as Local Green Space
- ✓ Protects and maintains features of Landscape and Biodiversity Value
- ✓ Identifies important views that should be protected from the impact of development
- ✓ Protects the landscape outside the built-up areas
- ✓ Seeks to maintain the building characteristics
- ✓ Identifies buildings that aren't Listed but that are important to the character of the village

Location of development

- The Neighbourhood Plan has been prepared taking into account the content of both the National Planning Policy Framework and the adopted local plan documents for Mid Suffolk.
- The current local plan defines Settlement Boundaries for Drinkstone Green and Drinkstone Street.
- The Neighbourhood Plan has revised the Settlement Boundaries to take account of recent changes and planned locations for development referred to in the Neighbourhood Plan.
- Proposals for development outside these boundaries will be treated as being in the countryside and will have to demonstrate exceptional circumstances in order to be allowed.

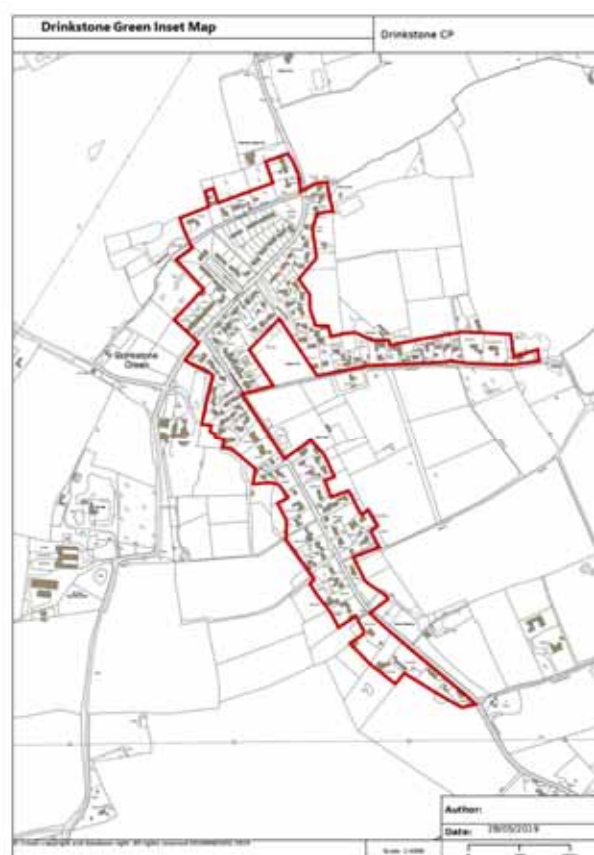
Policy DRN1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Drinkstone's designation as a Countryside Village in the adopted Core Strategy and emerging designation as a Hamlet in the Joint Local Plan.

The focus for new development will be within the Settlement Boundaries of Drinkstone and Drinkstone Green, as defined on the Policies Map.

Proposals for development located outside the Settlement Boundaries will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where:

- It can be satisfactorily demonstrated that there is an identified local need for the proposal; and
- It cannot be satisfactorily located within the Settlement Boundaries.



DO YOU SUPPORT THIS POLICY?

5. New Housing

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

How much new housing?

National Planning Guidance states that “the ‘policies and allocations’ in the plan should meet the identified housing requirement in full.”

Mid Suffolk have just commenced consultation on a draft Local Plan for the district. It identifies a need for just over 10,000 additional homes across Mid Suffolk by 2036.

The draft Local Plan identifies the minimum number of additional homes that each of the designated neighbourhood plan areas should provide. For Drinkstone, it identifies a minimum need for just one additional dwelling between 2018 and 2036.

As at 1st July 2019, planning consents for eight additional new homes had actually been granted in Drinkstone since 1 April 2018.

As such, there is no need to identify any additional sites for housing in the Neighbourhood Plan over and above those that have already been granted permission.

But there will continue to be opportunities within the Settlement Boundaries for small plots to come forward as a result of, for example, redevelopment or plot rationalisation.

It will, however, be essential that such proposals have regard to the characteristics of the local environment, any impact on the amenity of nearby residents and the ability to achieve safe access to the highway.

The Neighbourhood Plan makes provision for around a further ten new homes between 2018 and 2036.

- The majority of these will be met by the existing permissions referred to above.
- A small allowance is also made for what are known as “windfall” sites. These are sites that come forward during the Plan period, such as infill plots or barn conversions, that comply with planning policies including those in the Neighbourhood Plan.

Policy DRN2 – Housing Development

This Plan provides for around 10 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

- i the site allocations as identified in Policy DRN3 in the Plan and on the Policies Map; and
- ii small brownfield “windfall” sites and infill plots within the Settlement Boundaries that come forward during the plan period and are not identified in the Plan; and
- iii in exceptional circumstances, dwellings outside the Settlement Boundaries where it can be demonstrated that the dwelling is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundaries into dwellings will be permitted where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.



DO YOU SUPPORT THIS POLICY?

6. Housing Sites

Meeting our housing requirement

As noted on Board 5, eight dwellings have been granted planning permission since 1st April 2018, including two conversions located outside the Settlement Boundaries.

The sites for building new homes are either within or well related to the Settlement Boundaries.

Given that the principle of development on these sites is accepted and, even though these permissions might lapse before work commences, they are allocated for housing development in the Plan.

Development on these sites is expected to take place in accordance with the planning consents in place at the time the Neighbourhood Plan was prepared, unless superseded by a subsequent planning permission for residential development on the site.

The sites are also identified on the Policies Map at the rear of the Plan.

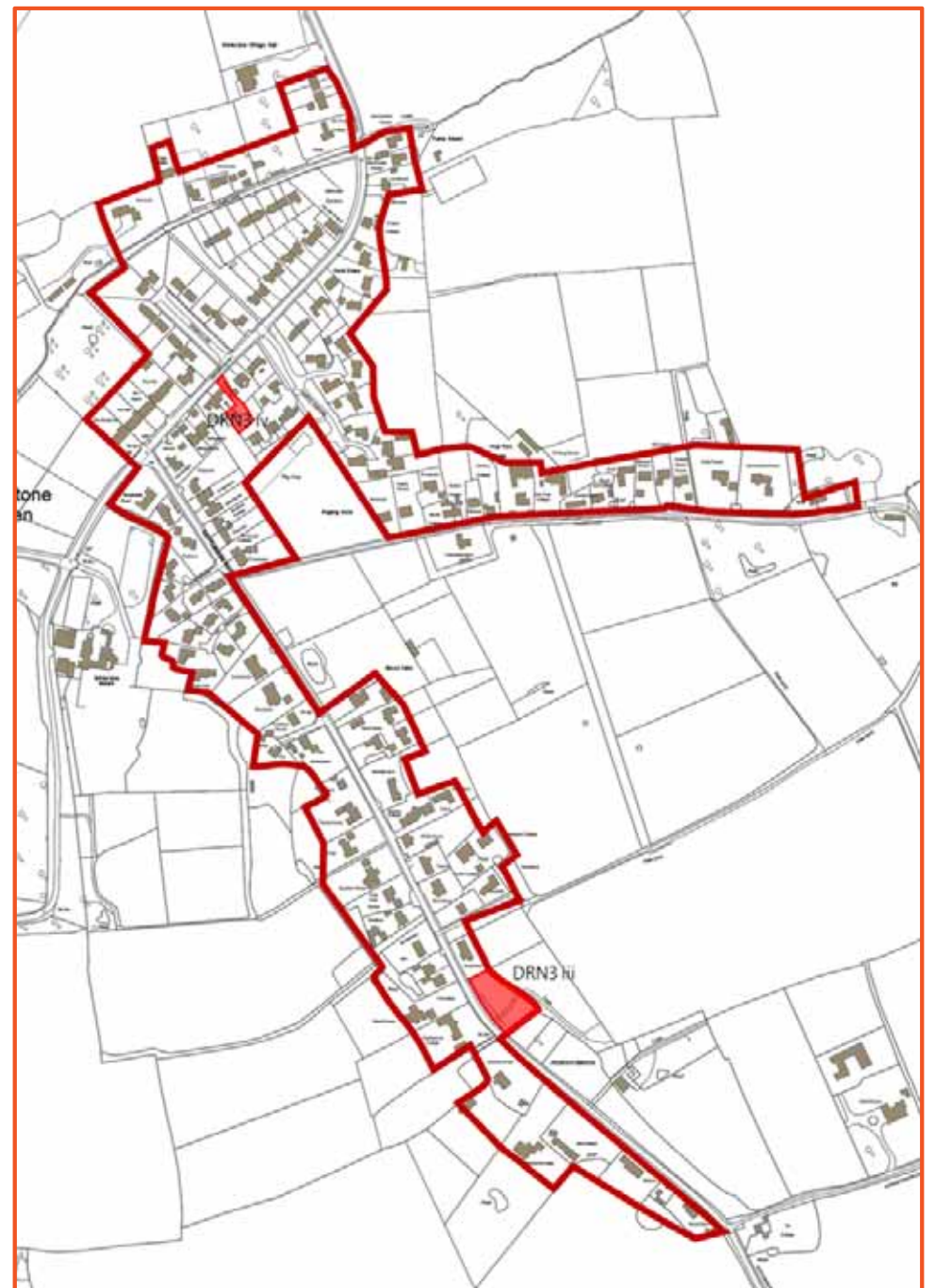
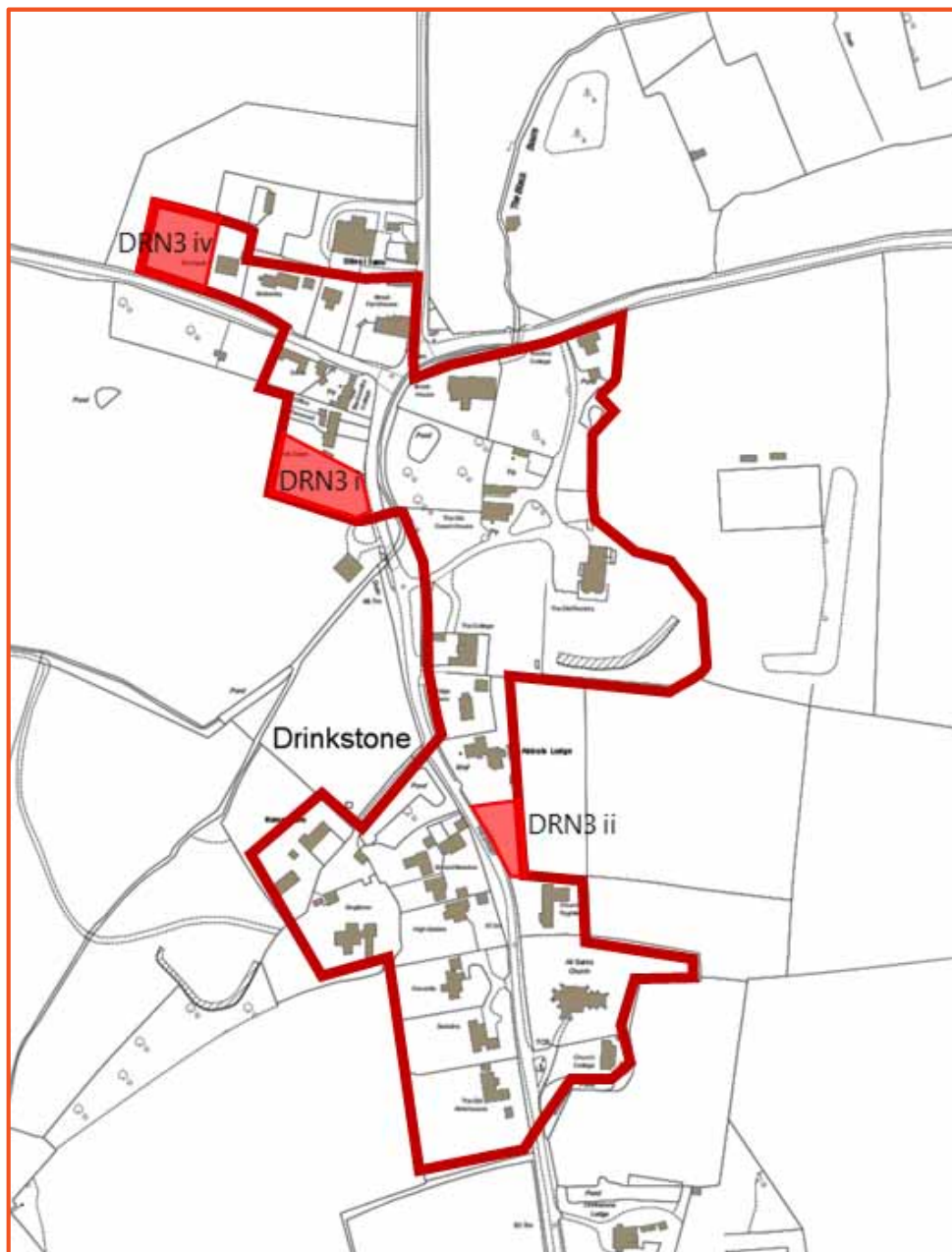
The existing planning permissions for barn conversions outside the Settlement Boundaries are not allocated as they are the exceptions referred to in Policy DRN2 on the previous board.

Policy DRN3 – Housing Allocations

The following sites, as identified on the Policies Map, are allocated for housing development. Development will be expected to take place in accordance with the current planning consent for each site (as noted) unless superseded by a subsequent planning permission for residential development.

- i) Land west of The Street (1 dwelling – MSDC ref DC/19/01959);
- ii) Abbots Lodge, The Street (1 dwelling – MSDC ref DC/18/05409);
- iii) Adjacent to Greyfriars, Rattlesden Road (1 dwelling – MSDC ref DC/18/01727);
- iii) Briar Cottage, Gedding Road (1 dwelling – MSDC ref DC/18/01476);
- iv) Land west of Shortgate, Beyton Road (2 dwellings – MSDC ref DC/18/01268).

NB: The sites are identified on the maps below



DO YOU SUPPORT THIS POLICY?

7. Affordable Housing

Affordable Housing

Government published figures indicate that, in Mid Suffolk, average house prices are over ten times the average household income, meaning many newly-formed households will be excluded from the housing market.

One way that the planning system can address this problem is through the provision of affordable housing, as defined by the NPPF and set out in the Glossary of the Plan.

The only possible opportunity for Drinkstone to deliver affordable housing would be through what are known as “exception sites” (small-scale schemes, including entry level homes for purchase on “rural exception sites” outside the Settlement Boundaries where housing would not normally be permitted).

This would require:

- i) a need to be established;
- ii) a willing landowner being prepared to sell land at a price significantly below the market value for housing land; and
- iii) a registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

The emerging Joint Local Plan (July 2019) does not contain a policy for the delivery of affordable housing on rural exception sites and, therefore, the Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2036.

Policy DRN4 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. remains affordable in perpetuity; and
- ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- iii. is offered, in the first instance, to people with a demonstrated local connection, as defined by the Mid Suffolk Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

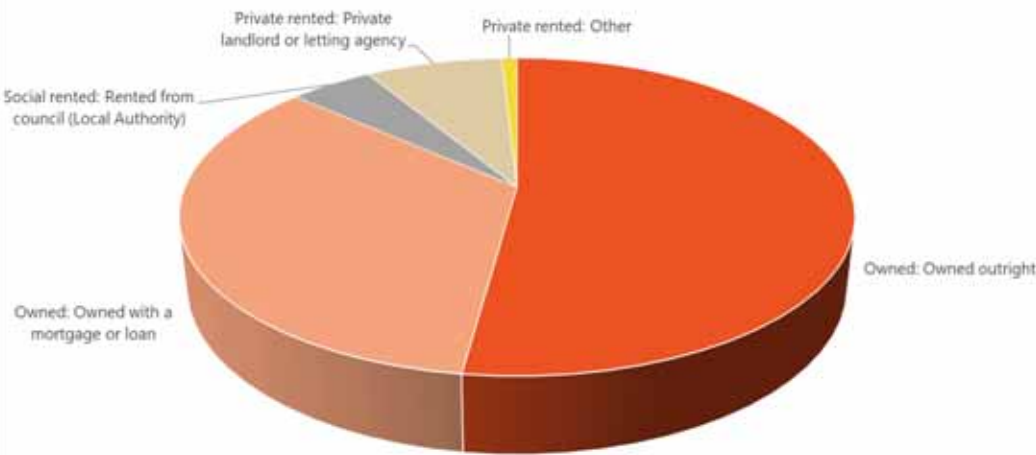
Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a) that no other means of funding the construction of the affordable homes is available; and
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Drinkstone Housing Tenure 2011



DO YOU SUPPORT THIS POLICY?

8. Natural Environment

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

Important Views

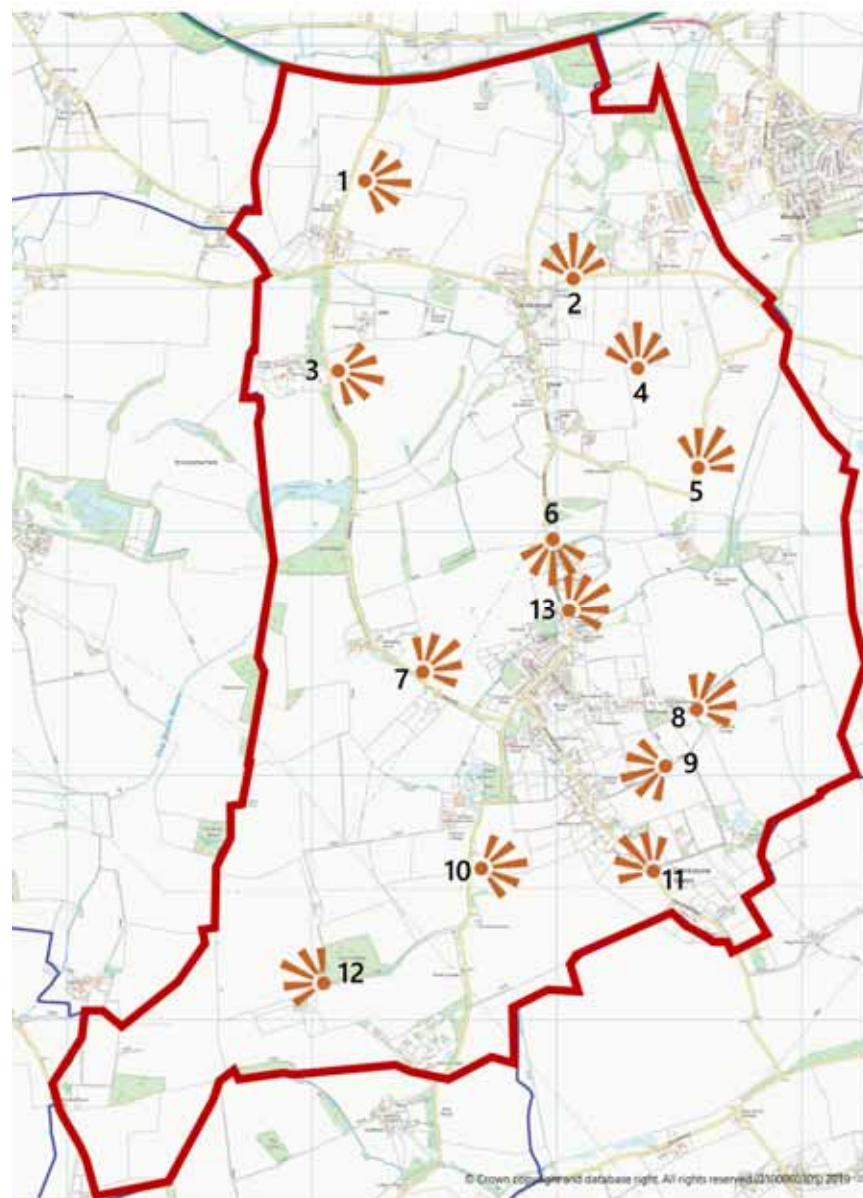
Reflecting the mixed nature of settlement and landscapes within the parish, there are many valued views that form part of the defined character of the village. They are:

1. View from Tostock Road across Meade Farmlands
2. View along Black Bourn Valley from Drinkstone Road
3. View towards All Saints Church from Park Road
4. View towards Drinkstone Mills from Footpath 2
5. View along Deadman's Lane
6. View towards Drinkstone Green near Rookery Farm
7. View towards Drinkstone Green from Park Road near Whitefield House
8. View across open farmland from Footpath 9 near Lane End Cottage
9. View towards Drinkstone Green from Footpath 10
10. View to Drinkstone Green from Gedding Road south of Hall Farm
11. View along Rattlesden Road, Drinkstone Green
12. View west across farmland from Bucks Wood Footpath 4
13. View from Village Hall towards Burts Farm

Policy DRN5 – Protection of Important Views

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:

- i) have regard to the rural and landscape character and the setting of the village as identified in the Drinkstone Landscape Appraisal;
- ii) conserve the open countryside in and around the village area; and
- iii) will not have a detrimental impact on the important views identified on the Policies Map.



Area of Local Landscape Sensitivity

Special Landscape Areas were originally designated in the Suffolk County Structure Plan in the 1980s.

In Drinkstone, the adopted Mid Suffolk Local Plan identifies a Special Landscape Area (SLA) covering the Black Bourn valley and the northern side slope of the Rattlesden valley to the west of the Drinkstone Road and bordering Hesselst and Gedding.

This designation has been removed from the emerging Joint Local Plan (July 2019) and we have therefore re-assessed the local qualities of this landscape as part of the Drinkstone Landscape Appraisal.

We are proposing the designation of an Area of Local Landscape Sensitivity, which is an approach adopted by other Neighbourhood Plans in the district.

Detailed field survey work has enabled a new boundary to be defined following physical features on the ground such as field boundaries. It also now includes:

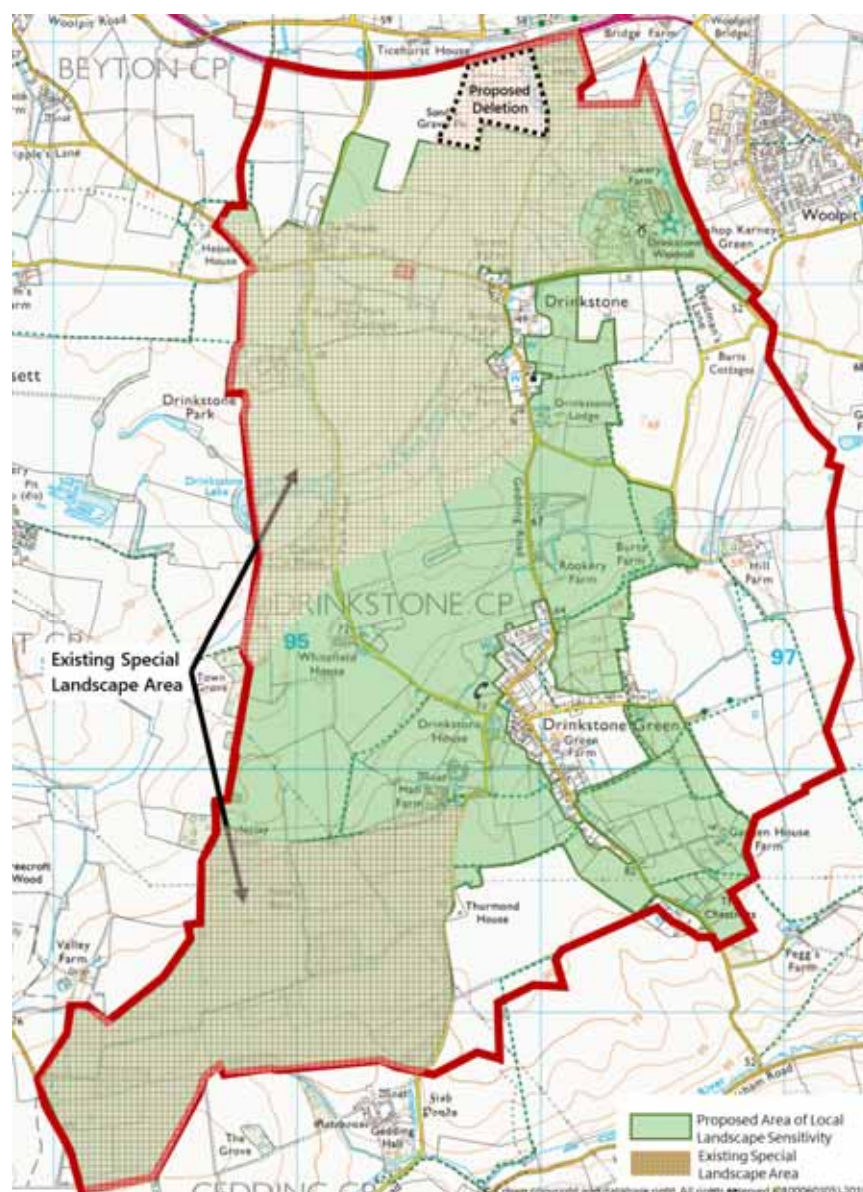
- the gap in the SLA west of the Gedding Road;
- the paddocks and meadows around Drinkstone Green and Drinkstone Street; and
- the area at Rookery Farm around Drinkstone Mills;

The small section of SLA within the former gravel workings next to the A14 has been omitted as it no longer merits classification.

Policy DRN6 – Area of Local Landscape Sensitivity

Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i) protect and enhance the special landscape qualities of the area, as identified in the Drinkstone Landscape Appraisal; and
- ii) are designed and sited so as to harmonise with the landscape setting.



DO YOU SUPPORT THESE POLICIES?

9. Natural Environment

Dark Skies

The lack of street lighting and resultant dark skies add to the rural character and sense of place of Drinkstone.

In the household survey, 66% of respondents considered the dark skies to be an asset to the village. 11% of respondents cited light pollution from external or security lighting as a problem.

Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. This is a particular issue for the northern end of the parish that is affected by light pollution from the unscreened 24-hour security lighting on the Woolpit Business Park.

The National Planning Policy Framework states that planning policies and decisions should “*limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*”. Aspects such as poor design, location, or the expulsion of unnecessarily high levels of light can also have a harmful impact.

Policy DRN7 – Dark Skies

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over streetlights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

Community Action 1

The Parish Council will approach the landowner and Woolpit Parish Council about the possibility of agreeing and installing/planting appropriate and sympathetic screening to reduce the impact of external lighting on Woolpit Business Park.

Local Green Spaces

The Government enables neighbourhood plans to identify, for special protection, green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development, other than in “very special circumstances.”

The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

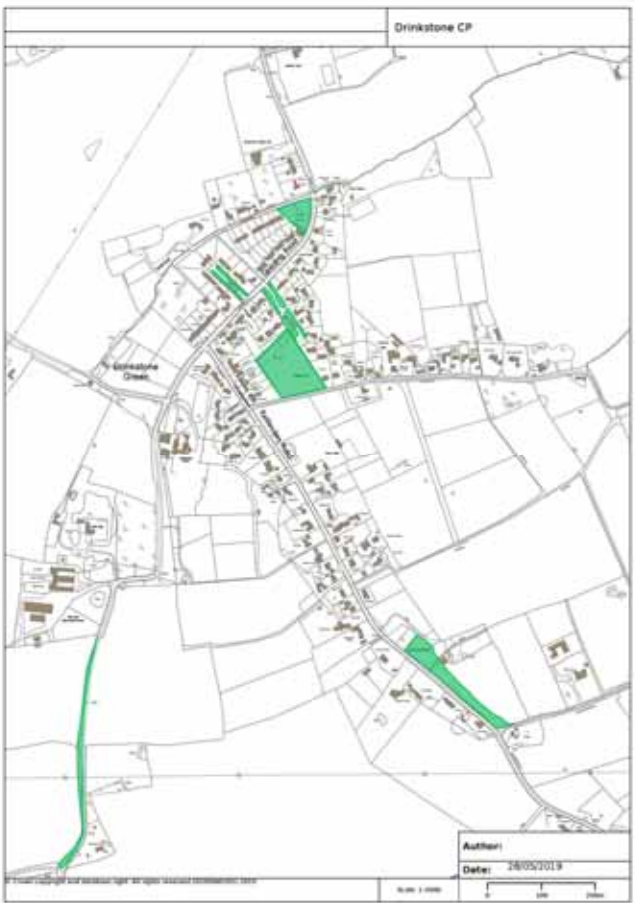
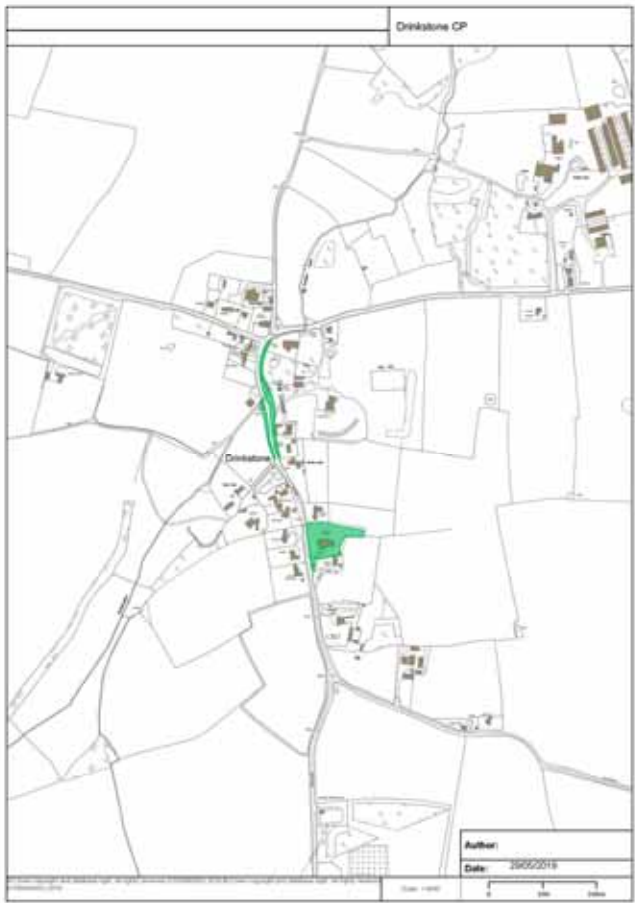
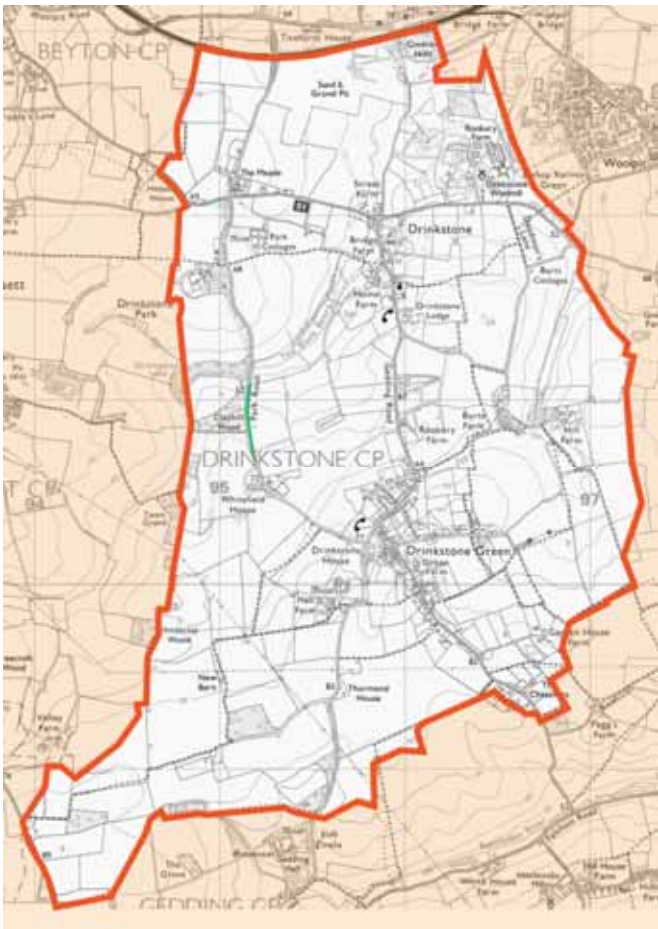
A separate Local Green Space Appraisal has been undertaken and those spaces that meet the criteria are identified in Policy DRN 8.

Policy DRN8 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

- 1 All Saints’ Churchyard
- 2 Albert Horrex memorial oak and green
- 3 Gedding Road allotments
- 4 Cherry Tree Rise
- 5 Green Close
- 6 The Cricket
- 7 Park Road verges
- 8 Gedding Road verges
- 9 Rattlesden Road allotments and parish meadow
10. Black Bourn verges

Development on these sites will only be permitted in very special circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



DO YOU SUPPORT THESE POLICIES AND THE COMMUNITY ACTION?

10. Biodiversity

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

Biodiversity

The Landscape Appraisal has identified the importance and prevalence of natural habitats and features that contribute to supporting biodiversity. These include ancient hedgerows, ancient woodland, ponds and streams.

The village contains four County Wildlife Sites:

- Bridge Farm Wood and Drinkstone Meadow at the northern end of the village,
- Pumping Station Meadow close to the Village Hall, and
- Buck's Wood in the southwestern corner of the parish

Loss of natural habitats can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area.

Any loss of features such as trees, hedgerows or ponds as part of a development will be resisted unless it can be clearly demonstrated that the resultant benefits of the development outweigh such a loss



Policy DRN9 – Biodiversity

Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:

- i) the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii) suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

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

Development proposals will be supported where they provide a net gain in biodiversity through, for example,

- a) the creation of new natural habitats including ponds;
- b) the planting of additional trees and hedgerows (reflecting the character of Drinkstone's traditional hedgerows), and;
- c) restoring and repairing fragmented biodiversity networks.

Important Trees

The Landscape Appraisal and Natural Environment reports identify both the visual and biodiversity value of veteran and other significant trees in and around the two settlement areas. These trees convey a strong sense of place and form a key component of the character of these areas.



Community Action 2

The Parish Council will seek the serving and confirmation of Tree Preservation Orders by Mid Suffolk District Council on trees that are of high amenity value and threatened, either directly or indirectly, by development

Community Action 3

The Parish Council will work with local landowners to develop and encourage the take-up of government environment schemes to protect and manage meadows, hedgerows, trees and woodland, ponds and watercourses for benefit of flora and fauna

DO YOU SUPPORT THIS POLICY AND THE COMMUNITY ACTIONS?

11. Built Heritage

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

The village retains a number of important heritage assets that make a significant contribution to the character of the village.

A small Conservation Area was designated in 1991 around the two Drinkstone Mills, one of which is listed Grade I and the other Grade II*.

Elsewhere there are a further 36 Listed Buildings.

There are also a number of buildings in the village that are of local significance. They make a significant contribution to the historic environment and character of Drinkstone and may be worthy of being protected as 'Local Heritage Assets'.



Policy DRN 10 – Buildings of Local Significance

The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, will be secured.

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

Appendix C identifies buildings of local significance which are also identified on the Policies Map.

Buildings of Local Significance

- The Old Chapel, Gedding Road
- Matilda House, Cross Street
- Chesil Cottage, Cross Street
- Green Farm, Rattlesden Road
- Needles Eye, Rattlesden Road
- Chimbleys, Rattlesden Road
- Meadow Cottage, Rattlesden Road
- The Homestead, Rattlesden Road
- Cambourne Cottage, Rattlesden Road
- Hammond Hall, Rattlesden Road
- Elm Cottage, Rattlesden Road
- Ivy Cottage, Rattlesden Road
- Dene Cottage, Beyton Road
- Rectory Cottage, Woolpit Road
- Church Pightle, (The Old School), The Street



Policy DRN 11 – Heritage Assets

To ensure the conservation and enhancement of the village's heritage assets, proposals must:

- preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
- retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
- contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;
- be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting, in line with the AECOM Design Guidelines for Drinkstone;
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.



DO YOU SUPPORT THESE POLICIES?

12.Design

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

Building Design

The Built Character Assessment has been supplemented by Design Guidelines prepared by AECOM Consultants in 2019 as part of the Government-funded Neighbourhood Planning Technical Support package. The report is published as supporting evidence to the Neighbourhood Plan.

Policy DRN 12 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix D of this Plan and, as appropriate to the proposal.

In addition, proposals will be supported where they:

- recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building as identified in the Built Character Assessment and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- do not involve the loss of gardens, important open, green or landscaped areas or the erosion of the settlement gaps identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely:
 - any historic character, architectural or archaeological heritage assets of the site and its surroundings, including those locally identified Buildings of Local Significance listed in Appendix C;
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Landscape Appraisal;
 - identified important views into, out of, or within the village as

identified on the Policies Map;

- sites, habitats, species and features of ecological interest;
 - the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
 - produce designs that respect the character, scale and density of the locality;
 - produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
 - wherever possible ensure that development faces on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
 - not result in water run-off that would add-to or create surface water flooding;
 - where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage in accordance with adopted cycle parking standards.
 - include suitable ducting capable of accepting fibre to enable superfast broadband; and
 - provide one electronic vehicle charging point per new off-street parking place created.

Renewable Energy

Many energy-saving initiatives can be installed in homes within permitted development rights (ie – planning permission is not required).

There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity nearby of residents.

The Plan supports the incorporation of energy conservation measures in new development.



Policy DRN 13 – Sustainable Construction Practices

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Development proposals should demonstrate:

- how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- maximise the benefits of solar gain in site layouts and the orientation of buildings;
- avoid fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey/rainwater harvesting;

DO YOU SUPPORT THIS POLICY?

13. Infrastructure

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

Broadband

A community-wide survey carried out by the Parish Council in 2018 showed that 49% of respondents achieved a download speed of less than 5Mbps, with only one household achieving a speed of 11Mbps.



Traffic

Speeding traffic is the second most serious issue identified in the Neighbourhood Plan questionnaire, cited by 61% of all respondents. .

A Community Speedwatch scheme, shared with three other parishes, was set up in 2008 as a result of the Parish Plan exercise. It ran successfully for three years before folding due to a lack of anyone to run it and poor quality equipment.



Flooding

There are locations across the village where surface water flooding occurs regularly. While the planning of new developments can ensure that the risk of rainwater water run-off from the proposal can be managed, it will not solve the ongoing problems.



Public Rights of Way

The parish has a good network of public rights of way

83% of respondents consider the footpaths an asset to the village.

There are noticeable gaps in the network where additional paths would improve connections to other villages or points of interest.

Community Action 4

The Parish Council will continue to monitor super-fast broadband provision across the parish and continue to work with our MP and with BT Openreach to ensure access at acceptable speeds for all households that want it.

Community Action 5

The Parish Council will:

- seek to work with the County Council as the highways authority, and Suffolk Police, to look at ways of addressing speeding in the village;
- seek the installation of traffic calming measures such as sensitively-located interactive speed awareness signs and "gateways" on the verges at the beginning of or within the 30mph zone;
- consider re-establishing the Community Speedwatch initiative.

Community Action 6

The Parish Council will actively pursue Suffolk County Council Highways Department or individual landowners to remedy serious and long-standing flooding problems, including:

- by the Church;
- Blacksmith's Corner;
- Chapel Lane;
- the junction of Park Road and Gedding Road;
- from Cherry Tree Rise across Gedding Road; and
- by poor maintenance of ditches along Cross Street and at Marsh Green.

Community Action 7

The Parish Council will approach landowners to seek to establish possible new bridleways or permissive paths, in particular:

- between Hubbards Lane, Hessett and Park Road/Drinkstone Lakes;
- around Drinkstone Lakes; and
- from Blacksmith's Corner to Woolpit.



DO YOU SUPPORT THESE COMMUNITY ACTIONS?

14. Policies Maps

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

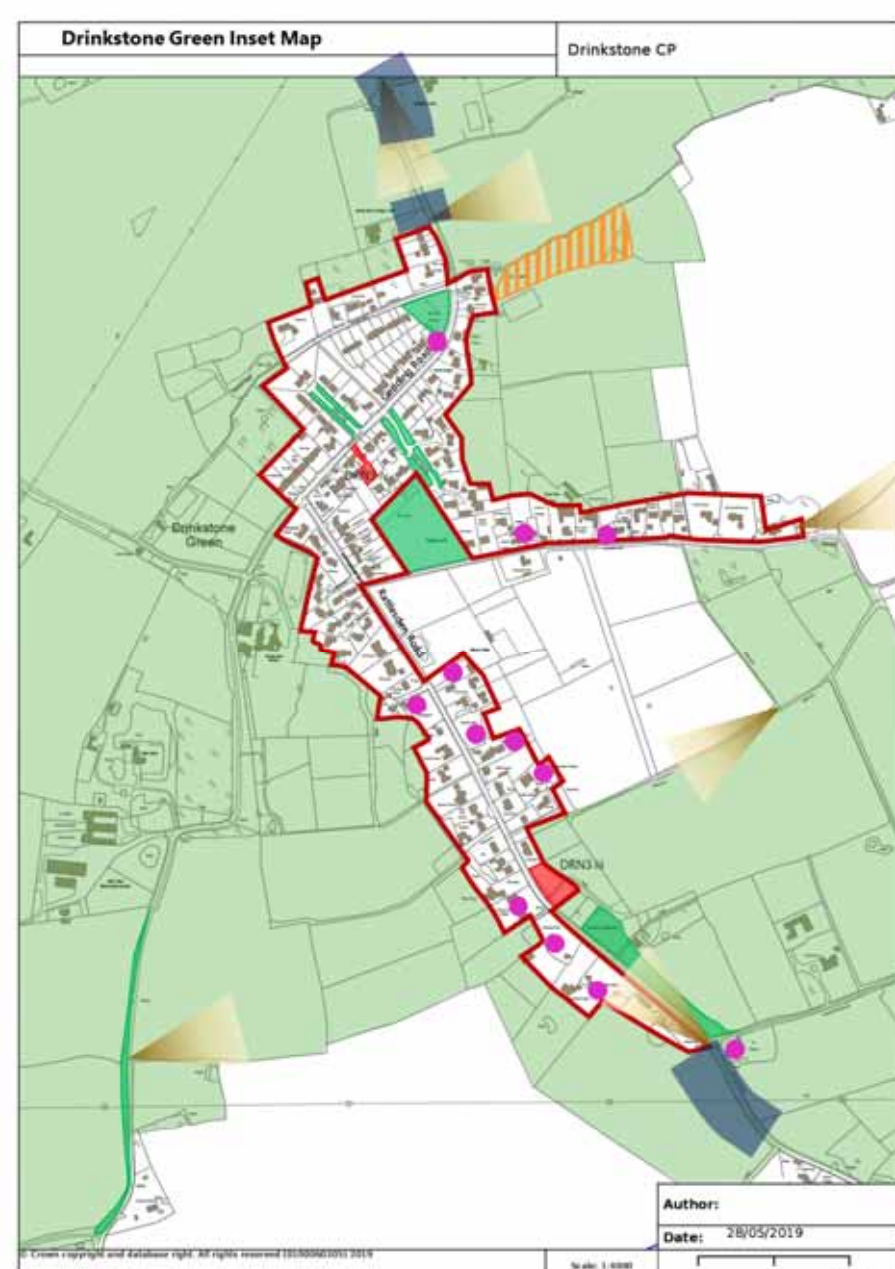
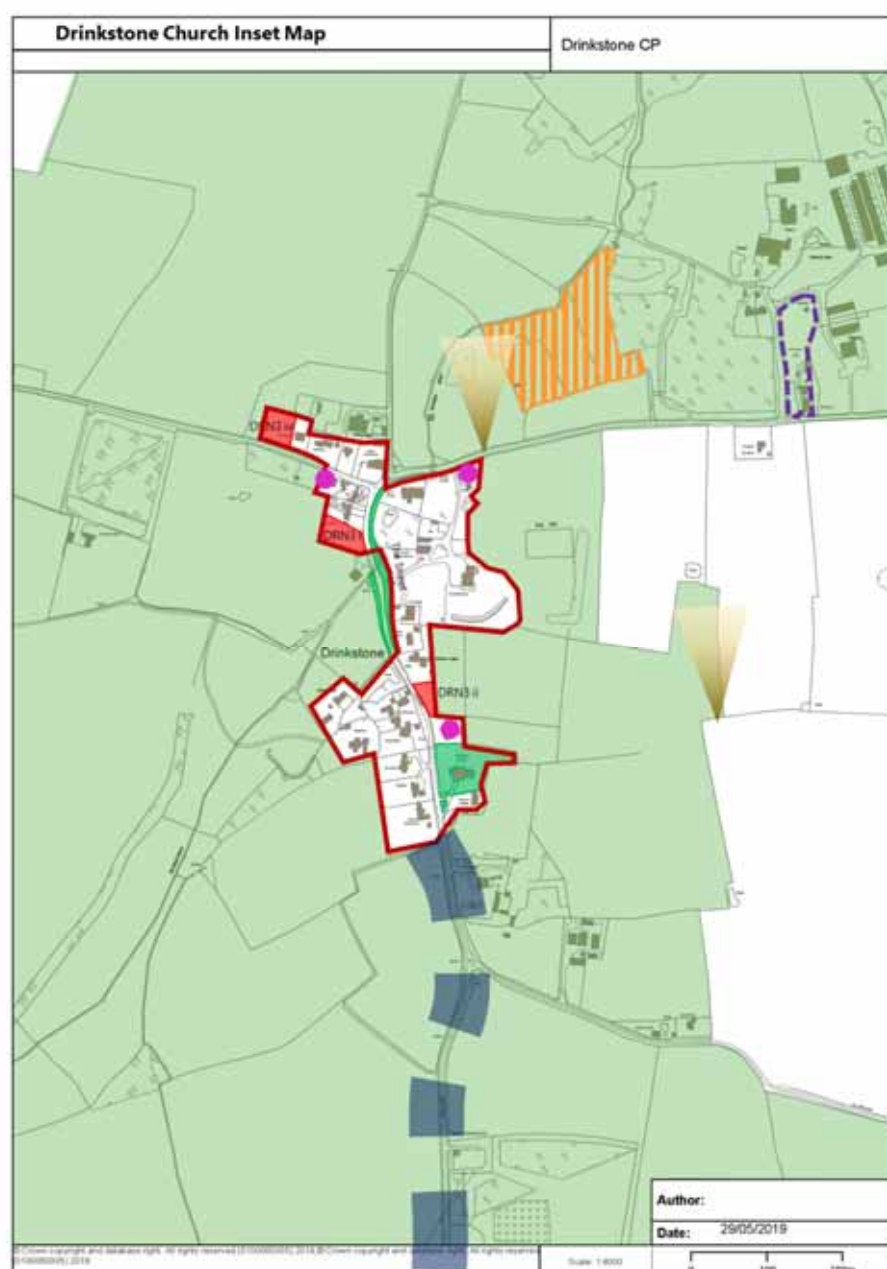
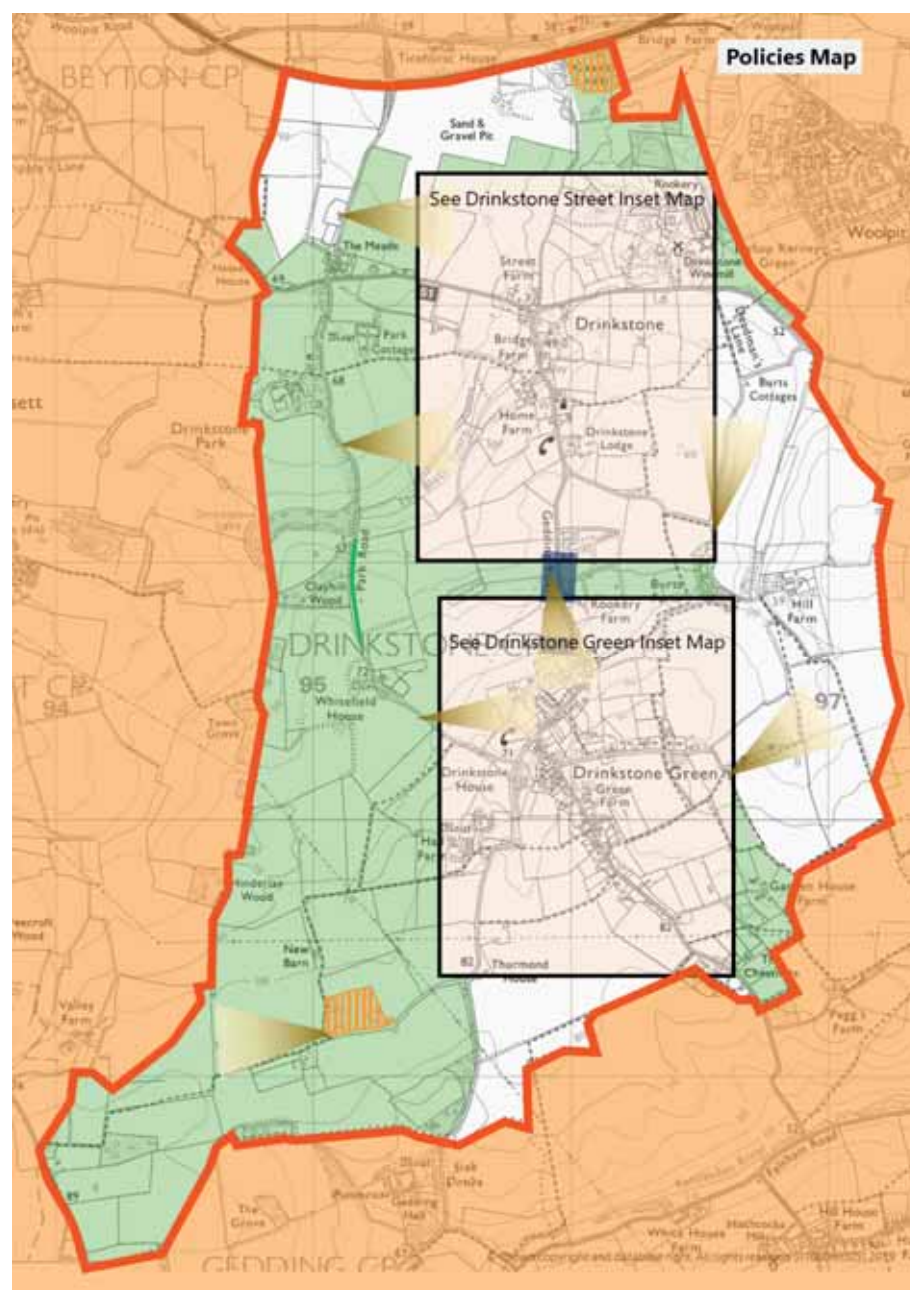
The Policies Maps illustrate sites and designations referred to in the Policies of the Plan.

They will be used to identify whether planning applications are covered by a designation in the Plan.

A large Scale Map covers the whole of the parish and two more detailed "inset Maps" cover the two built-up areas of Drinkstone.

KEY TO POLICIES MAP AND INSET MAPS

- Settlement Boundary (DRN 1, DRN 2)
- Housing Allocations (DRN 3)
- ▲ Important Views (DRN5)
- Area of Local Landscape Sensitivity (DRN6)
- Local Green Spaces (DRN 8)
- County Wildlife Site
- Conservation Area
- Important Gap (DRN11)
- Buildings of Local Significance (DRN10, DRN 11)



DO YOU SUPPORT THE CONTENT OF THE POLICIES MAPS?

15. What next

DRINKSTONE

NEIGHBOURHOOD PLAN
OUR VILLAGE • OUR CHOICES

Consultation on the Neighbourhood Plan ends on Friday 4 October

At the end of the consultation the Steering Group will review all the submitted comments, including those from organisations such as Suffolk County Council, Natural England, Historic England and the District Council, before deciding if any amendments to the Plan are required.

At the same time a Consultation Statement and a document known as the "Basic Conditions Statement" will be prepared and all of these documents will be submitted to the District Council with the Final Draft Plan – known as the "Submission Plan".

Further Consultation

The District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan,
- the approval of the neighbourhood plan contributes to the achievement of sustainable development,
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Mid Suffolk Local Plan,
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the village.

Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised by the District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.



You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to one of the addresses on the form

Thank you for visiting the Neighbourhood Plan consultation event today