

# 1. Welcome

**Drinkstone's Neighbourhood Plan will give us a real say in how our village develops over the next 20 years**

## The story so far

- ✓ We held a drop in event in October to show what it's all about
- ✓ A Steering Group has been formed of volunteers from the village to prepare the Plan
- ✓ We've completed a Household Survey
- ✓ We've secured the services of professional town planner to provide advice and assist with the Plan
- ✓ We've been given Government funding to help cover our costs
- ✓ We've been given Government "Technical Support" to assist with more complex studies

Today we'd like to update you on progress and get your feedback on what the Steering Group has been doing.

## 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;
- Suggesting 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 Government Planning Inspectors will have to take note of what it says when considering development proposals.

## Drinkstone Green – Then and Now



### Did you know?

- Between 1840 and 1940 - around 20 houses built
- Between 1960 and 2007 - around 107 houses built

### Did you know?

- The current population of Drinkstone is estimated to be 640
- 100 years ago it was 456

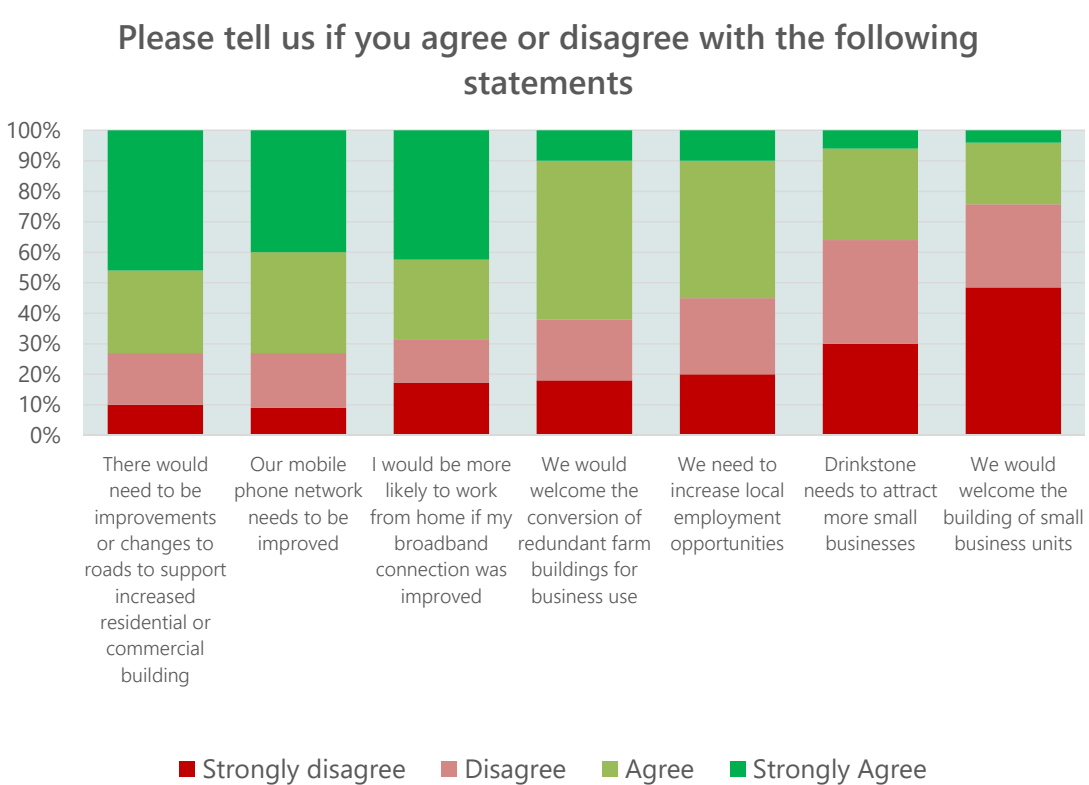
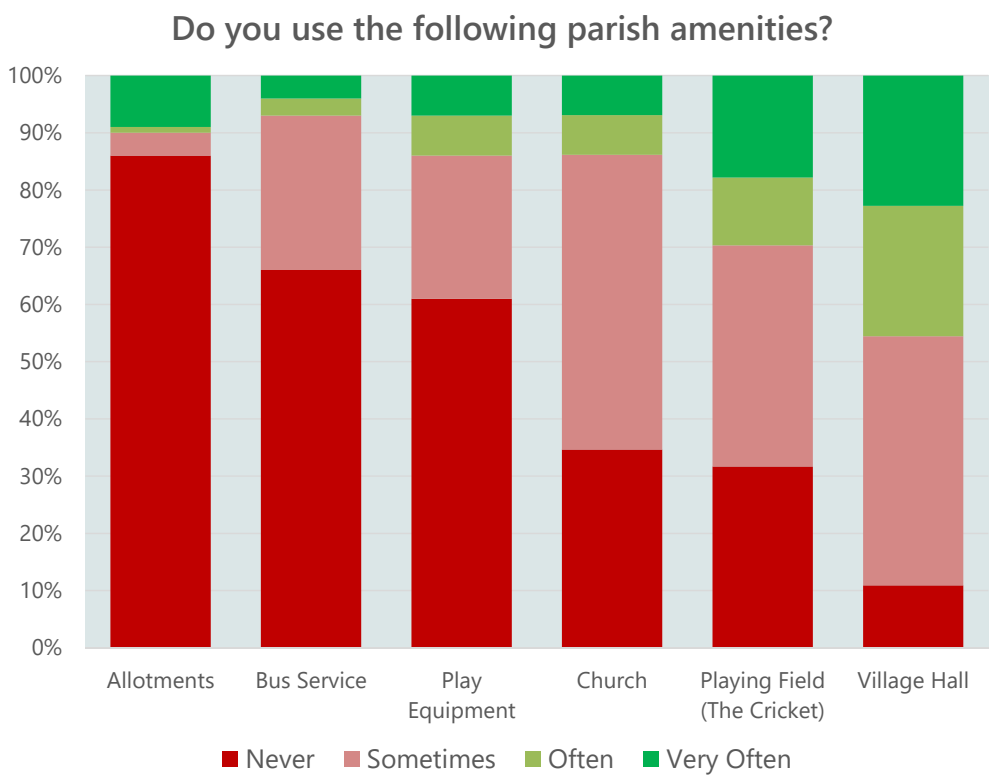
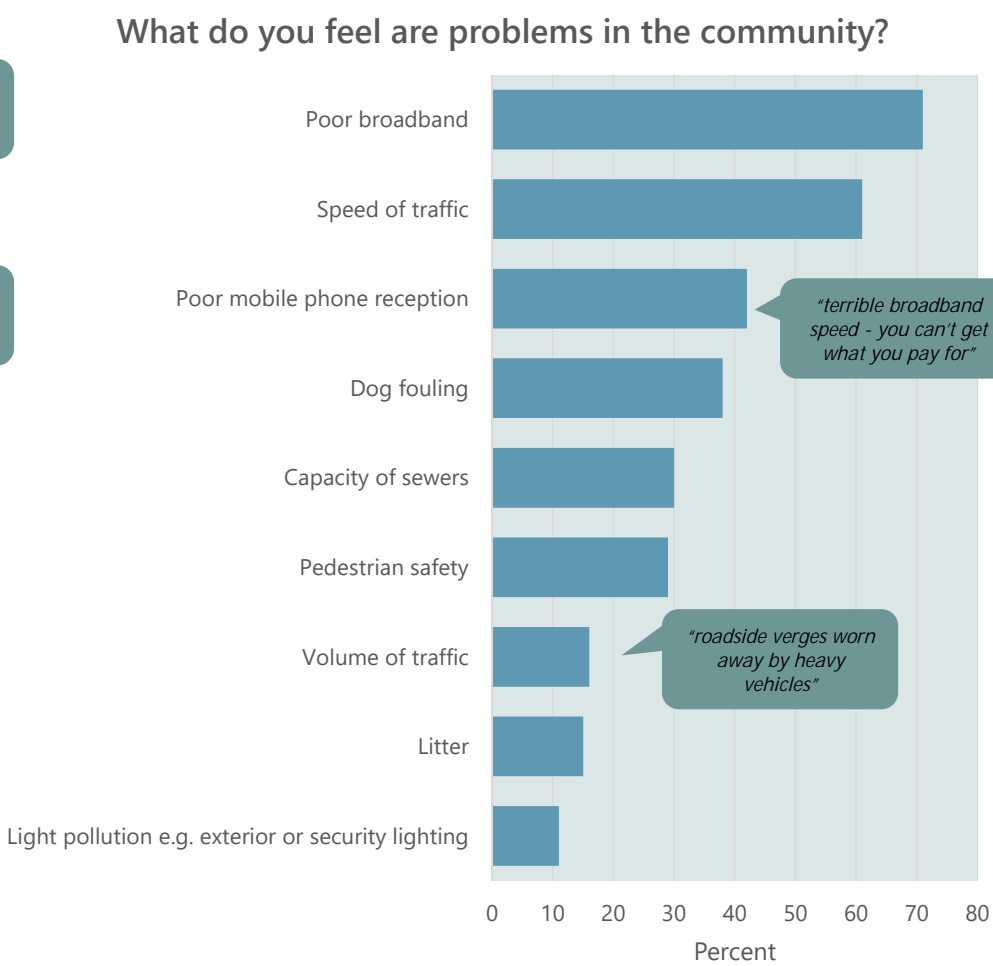
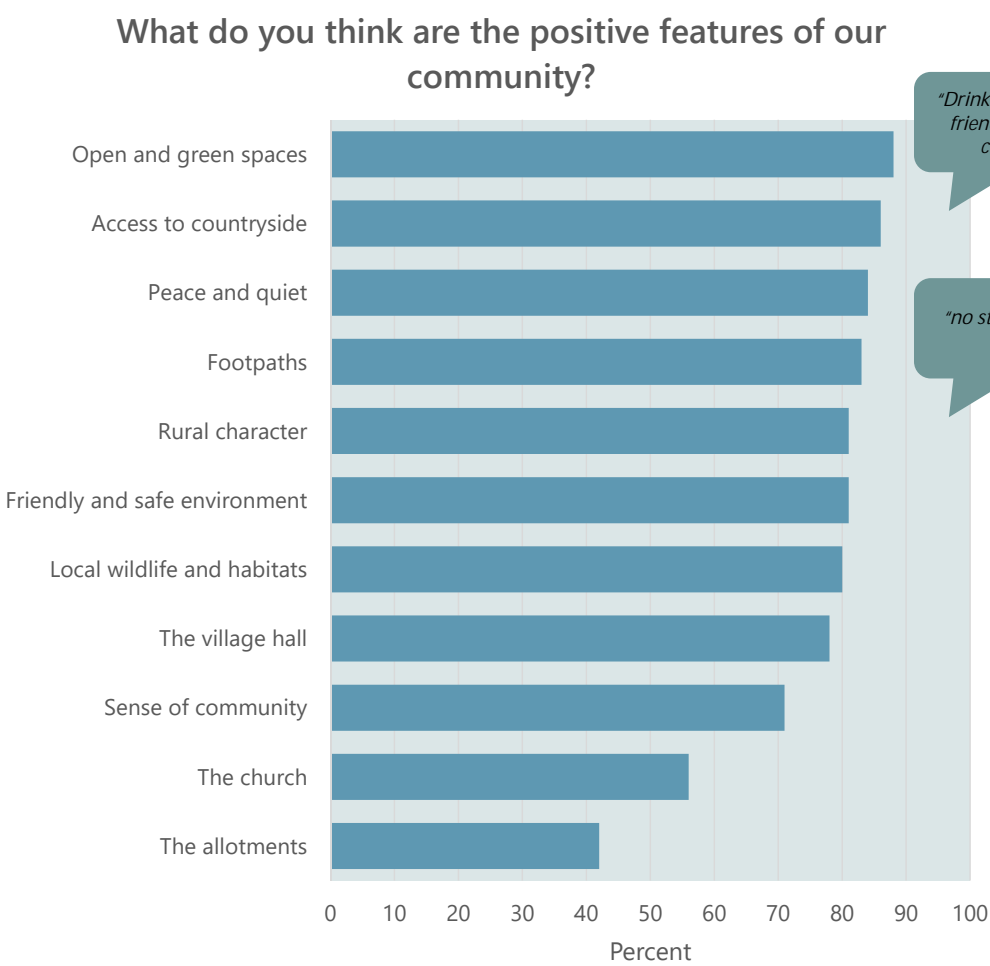


# 2. Household Survey Results

In November we delivered a questionnaire to every household in the village. A total of 247 were delivered, and 205 were returned, a response rate of 83%

*Thank you to everyone who completed the survey*

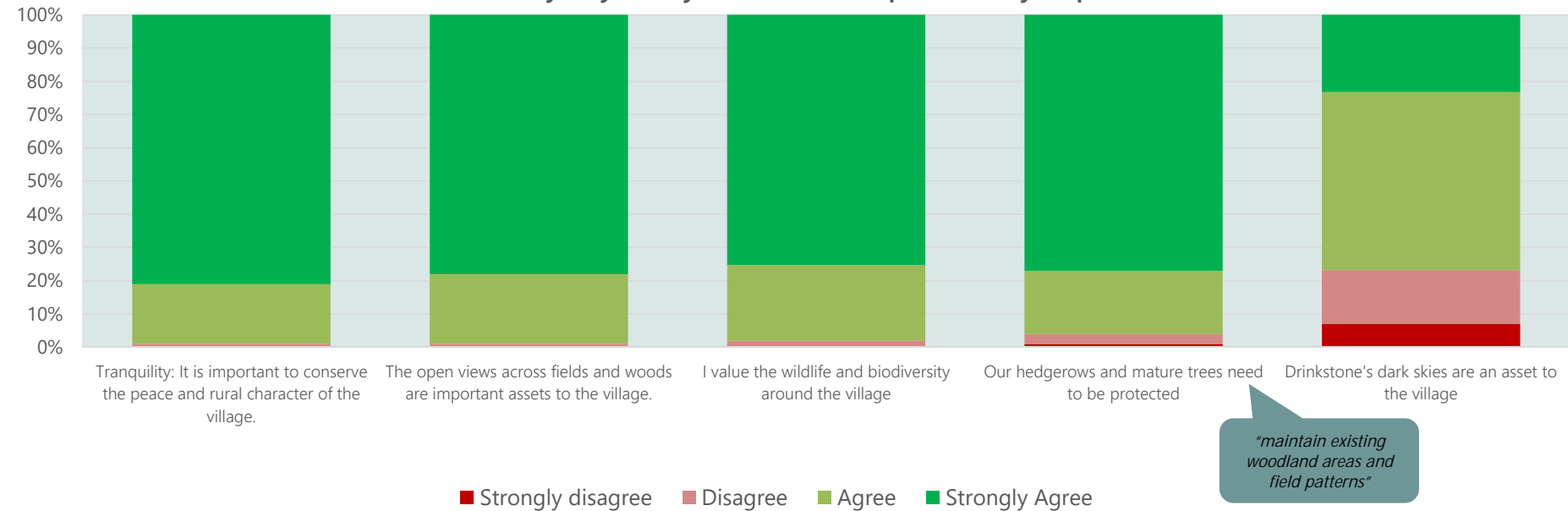
Today we are showing you the key results of section one of the questionnaire. The full results, minus free text comments, will be available on the Neighbourhood Plan Section of the Village website.



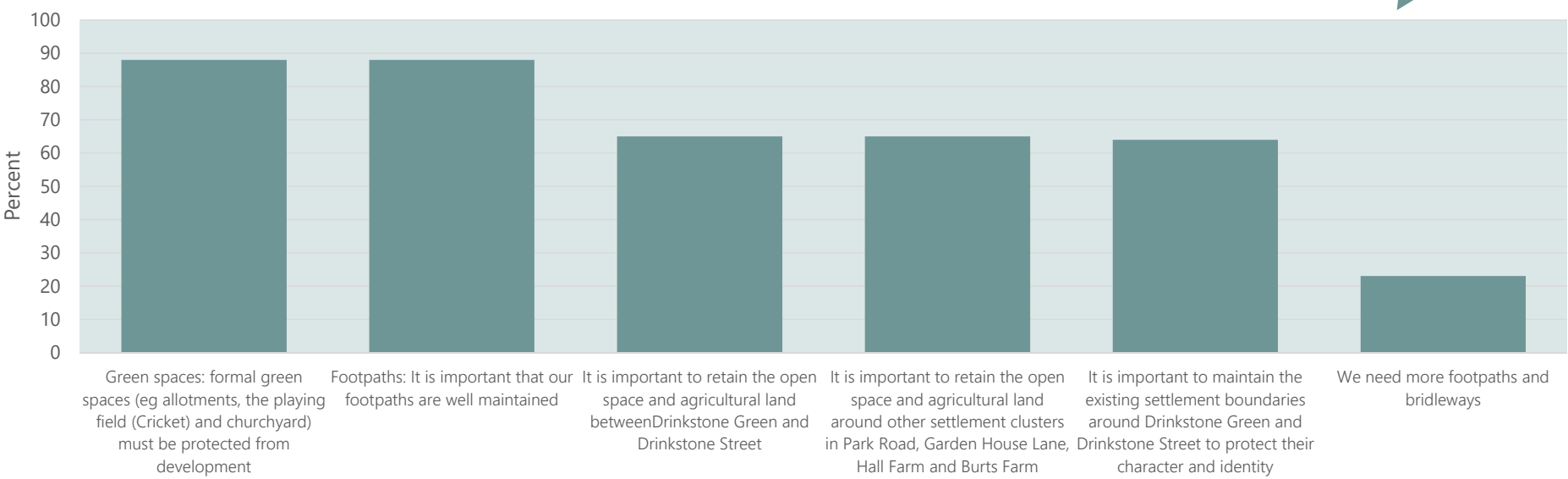


# 3. Household Survey Results

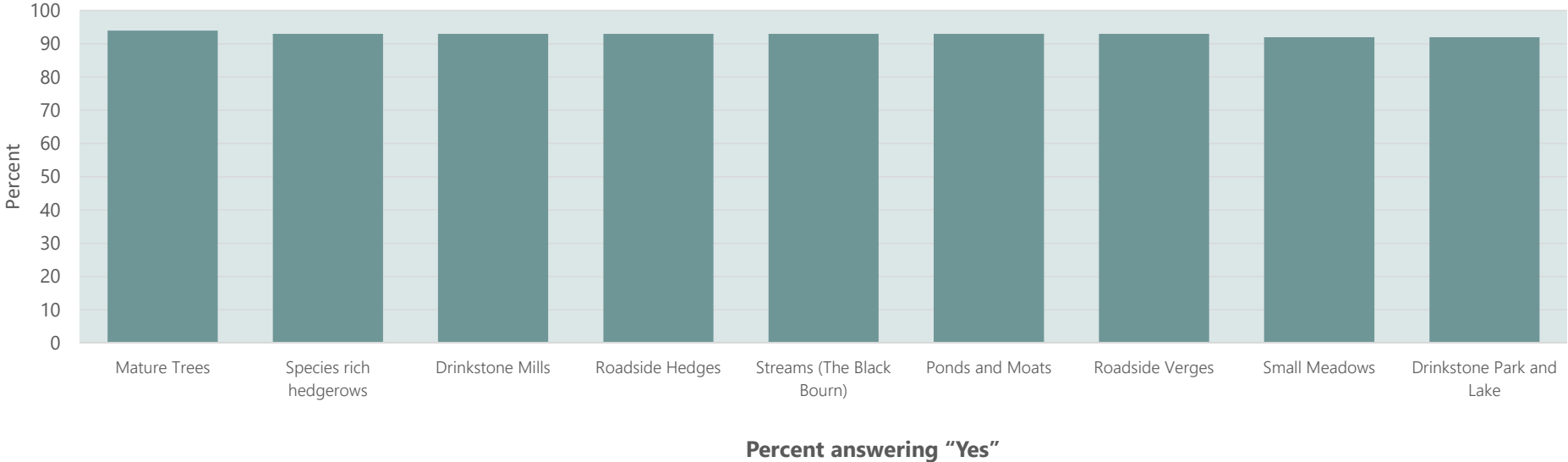
Your views on the Natural Environment:  
Please identify any that you believe are particularly important



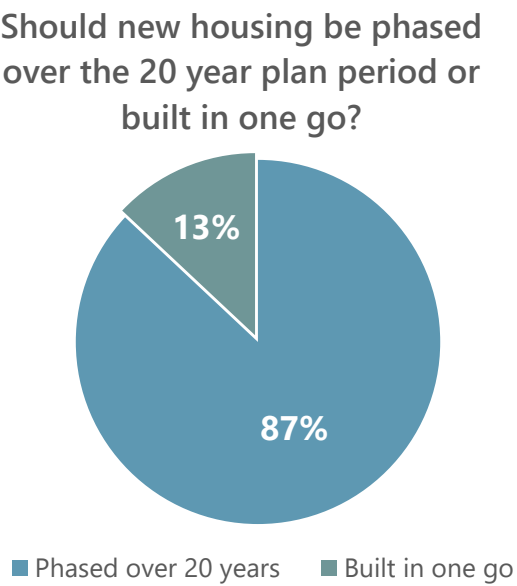
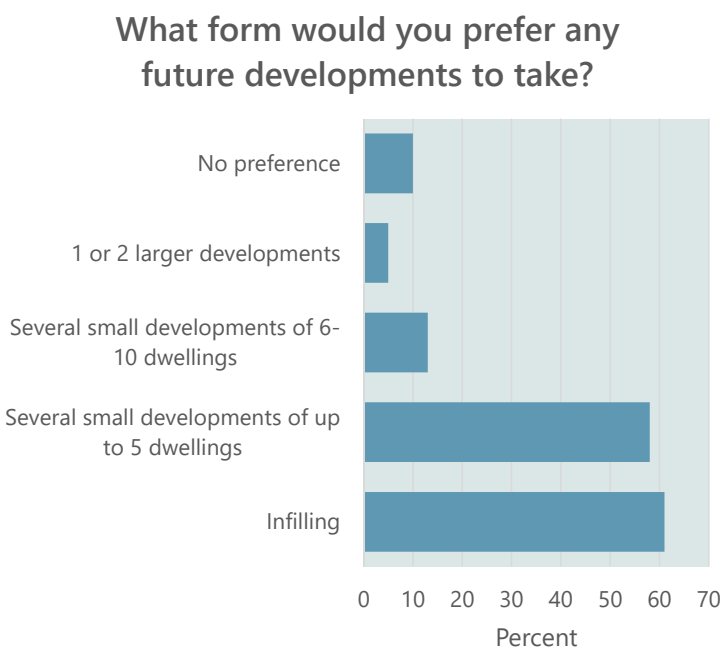
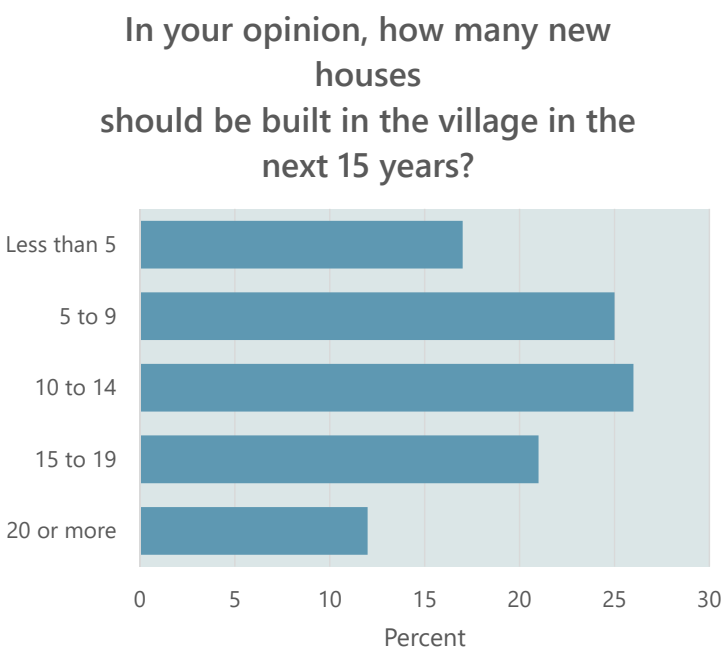
Your views on the Natural Environment:  
Please identify any that you believe are particularly important



In your opinion are the following features important in defining Drinkstone's character and thus merit conservation.



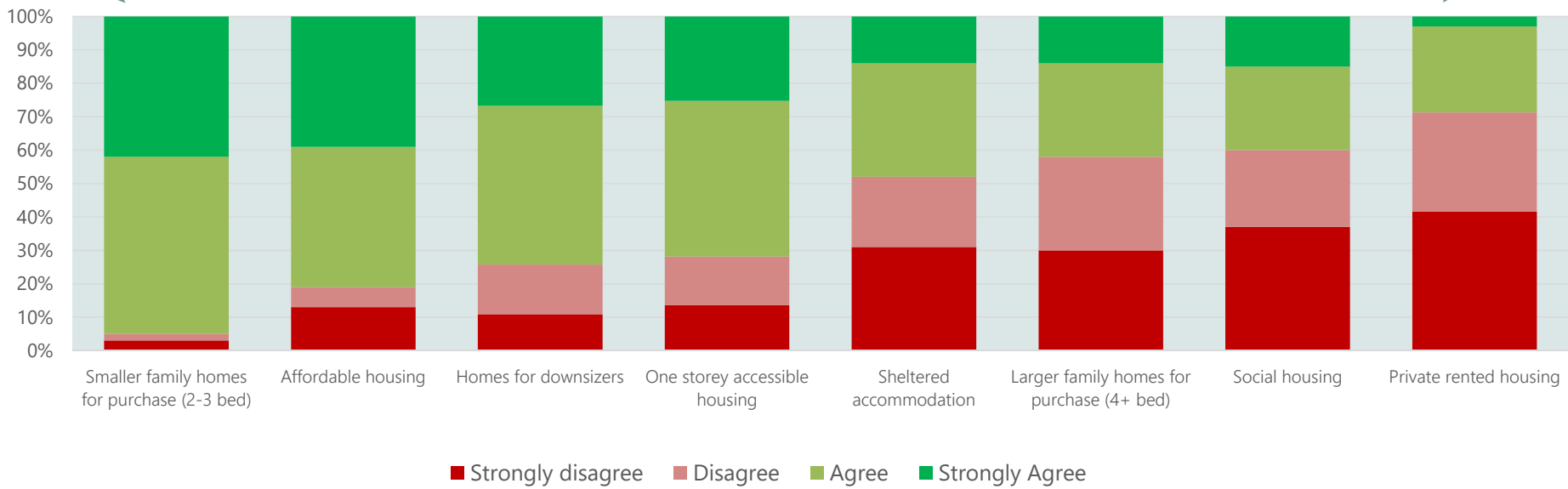
# 4. Household Survey Results



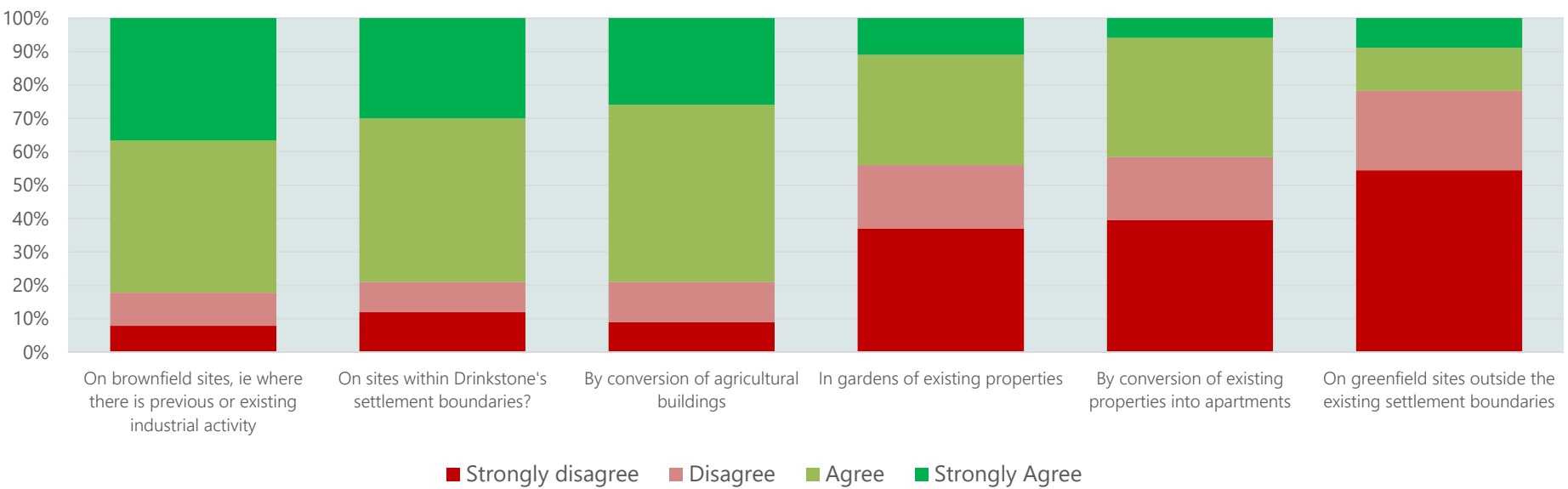
"the emphasis should be on providing a mix of ages to have a living community"

If new homes are to be provided in the parish, which type of dwellings are needed?

"not enough housing for the younger generation to stay in the village"



How and where should any building development be located?





# 5. Children's Thoughts

With the assistance of the Junior and Youth Group leader, Drinkstone's children were asked for their views of the village in which they live, for their likes and dislikes. Their views are as shown on this board.

The Steering Group was very impressed by the awareness of the village's children of the benefits of living in a rural setting that is peaceful and quiet and offers ready access to the countryside, and also by their sensible suggestions for improvements (most of which are Community Actions rather than planning issues)

## What do you like about Drinkstone?

I like coming to the village hall and allotments

I like the view of nature and the trees. I like the park and the play equipment. I also like the rural footpaths so you can take nice walks in winter

I like going to the allotments

I love all the nature and flowers..";

I love the park because it has a slide and swings

I like how we are as a community

It would like a small shop like a post office

I would like hunters not to kill animals and for no trees to be chopped down

Add more blackberry bushes because every week I can make blackberry pie

I would like a pet store or animal shelter and a stall to raise money for children in need and charity

I don't want any of the trees to be cut down

more play equipment/a small assault course and zip wire/a see-saw/skate park/trampoline

I like the community, open spaces and nature

I like the rural footpath and the village being small. I don't want any houses built in the woods

The older children found the footpaths, nature, the village hall and the lack of street lights all very positive. They did not want too many new houses to be built, but did want better wi-fi (=broadband), a convenience store and a more regular bus service to the local railway station.

## What would you like to change?





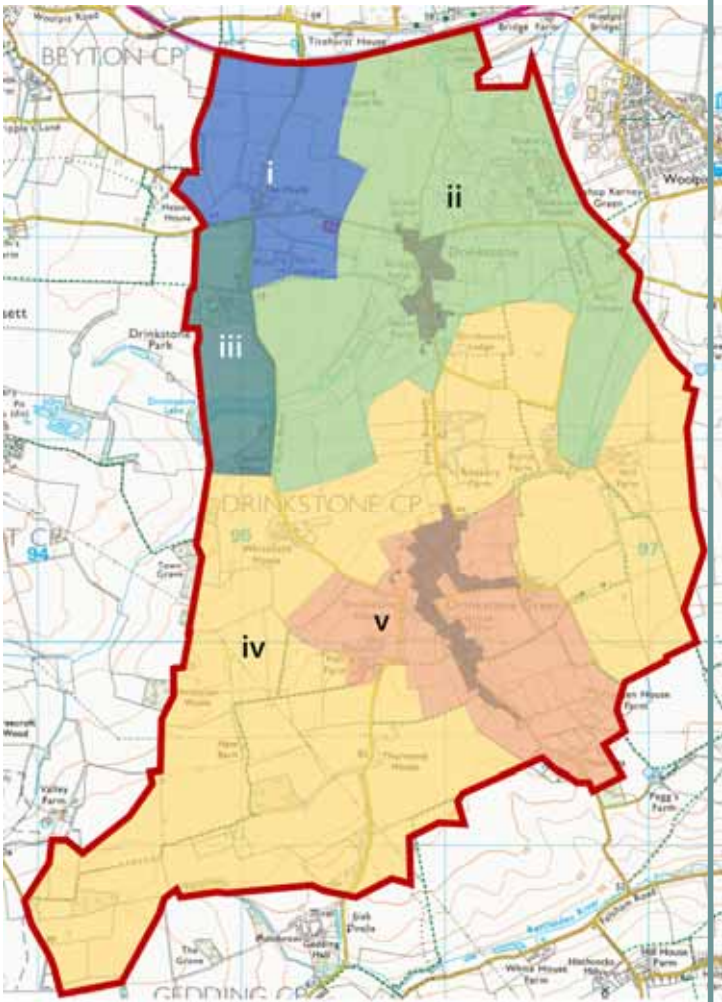
# 6. Landscape Setting

### Detailed Local Landscape Character Area Analysis.

The parish is generally undulating. The highest two points shown on the Ordnance Survey map (OS Explorer Series 211) at 82m above sea level are at the junction of Rattlesden Road and Garden House Lane and at Thurmond House on Gedding Road. From there the land slopes down to the south to meet the Rattlesden River which drains via the River Gipping into the River Orwell at Ipswich. The lowest point in the parish at 45m is on the northern boundary in the flood plain of the Black Bourn. This stream enters the parish from Hesselst to the west, expands into the artificial lake of Drinkstone Park, then turns north into Tostock parish and empties into The Wash via the Little Ouse.

This is a rolling clayland landscape dissected, by small shallow river valleys. Although the main soil type is derived from chalky clays left behind by the Great Anglian Glaciation, dissection of this deposit by the area's rivers has produced a variety of soil types. The heaviest clays that are prone to water logging lie on the interfluvial plateaux. The field boundary pattern over a lot of the landscape retains much of the organic pattern of ancient and species-rich hedgerows and associated ditches. The hedges are frequently high and wide and have a strong visual impact. There are however some areas of field amalgamation and boundary loss, especially to the East and North of Lane End Cottage and to the East of Thurmond House.

The two Suffolk Landscape Character Types that occur in the Drinkstone Neighbourhood Plan Area (Rolling Valley Farmlands and Furze and Ancient Rolling Farmlands) have been subdivided according to their land use history, topography and land cover today into 5 distinct and unique local landscape character areas as illustrated below



### Local Landscape Character Areas

- i) Meade Farmlands
- ii) Black Bourn Valley
- iii) Drinkstone Park
- iv) Drinkstone Ancient Rolling Farmlands
- v) Drinkstone Green Paddocks and Meadows

### Settlement

The settlement pattern outside the two settlement boundaries is one of dispersed farmsteads of mediaeval origin. The farms are large but are mainly owner-occupied rather than estate owned. The farmstead buildings are predominantly timber-framed, and the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled. Medieval moats surrounding the farmhouses are found at Park Cottages, Burt's Farm Rookery Farm, Hall Farm, and The Chestnuts.



### Trees and woodland cover

The hedgerow trees are of typical clayland composition: oak, ash and field maple, with suckering elm, which is especially abundant on the lighter soils in the north of the Parish. Oak trees are prominent with many ancient pollards, and complement the parcels of woodland in this area, adding to the generally wooded feel of the landscape.



### Visual experience

This area has a network of winding lanes and paths often associated with hedges that with together with the rolling countryside, can give a feeling of intimacy. However the areas of field amalgamation have also created longer views of a rolling, lightly wooded countryside.



### Condition

Although there are some areas of extensive field amalgamation, overall the landscape is largely intact, and accessible through a dense network of public footpaths and winding roads with wide verges. In some places there are significant areas of land use change, for example through the creation of pony paddocks. In these areas the rural agricultural character of the landscape is clearly diluted. High-tension overhead power lines and pylons are a note of discord in the landscape.





# 7. Landscape Quality

## Area of Local Landscape Sensitivity

Special Landscape Areas have been designated in Mid Suffolk District Council's Development Plan for a number of years. They tend to relate to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland combine to produce an area of special landscape and quality, in contrast to the more intensively farmed areas where trees and hedgerows have been removed. In Drinkstone this covers the Black Bourn valley and the northern side slope of the Rattlesden valley to the west of the Drinkstone Road and bordering Hessel and Gedding.

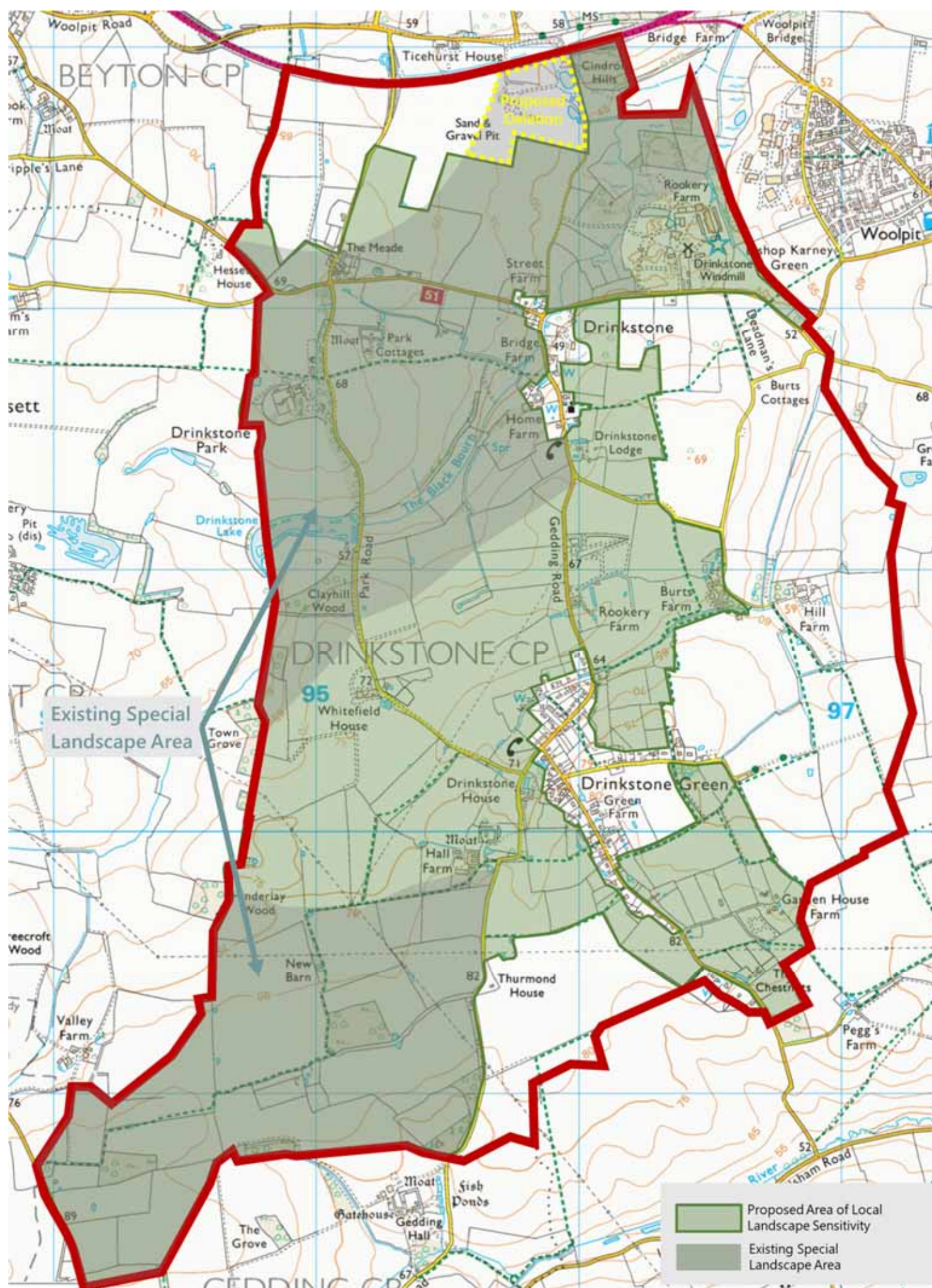
The boundary has been refined as a result of detailed field survey work to follow physical features on the ground such as field boundaries, and to close the gap in the SLA west of the Gedding Road which shares the same landscape characteristics of small to medium sized fields bounded by species rich hedgerows and hedgerow trees with scattered patches of small woodland and tree belts. The new Area of Local Landscape Sensitivity also incorporates the paddocks and meadows around Drinkstone Green and Drinkstone Street which give rise to so much of the character of the area adjoining the settlement boundary

The area at Rookery Farm around Drinkstone Mills has been painstakingly restored in recent years and now forms part of the pastoral landscape of the Black Bourn Valley and this has been included in the new Area of Local Landscape Sensitivity.

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

**Do you agree with this proposal?**

**Please provide comments on your Feedback Form**



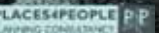
## Proposed Area of Local Landscape Sensitivity

**Designating an Area of Local Landscape Sensitivity does not in itself stop development taking place in the area, but it does mean that development has to pay attention to the impact that it will have on the landscape and proposals will need to identify how any impact would be diminished**





## 2018-2036





# 9. Key Views

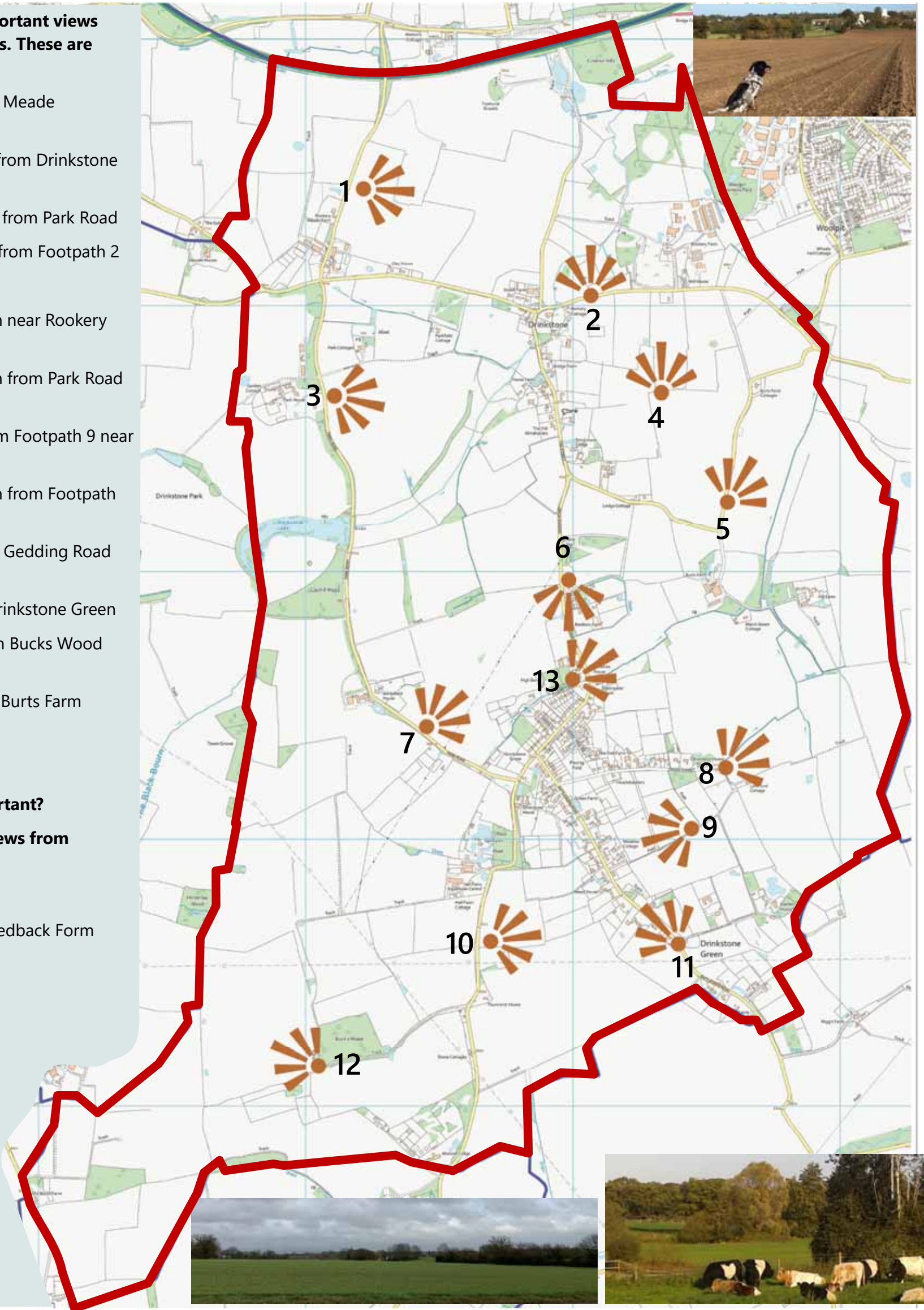
We've identified a number of important views across the parish from public areas. These are shown on the map.

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

Do you agree that these are important?

Have we missed any important views from publicly accessible areas?

Please provide comments on the Feedback Form





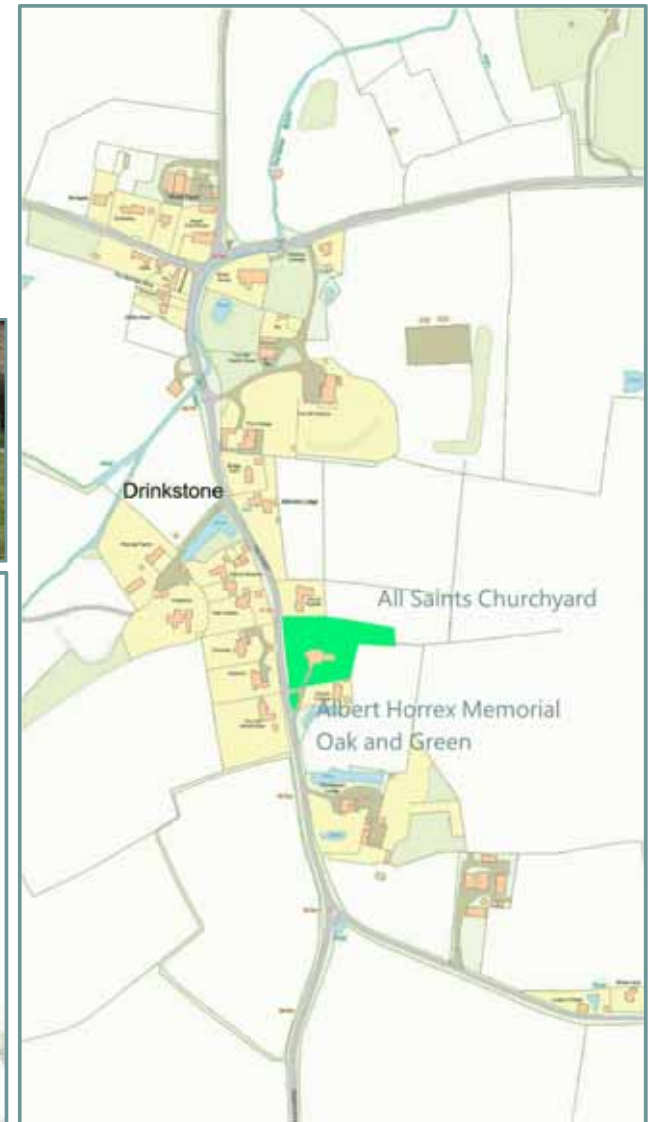
# 10. Local Green Spaces

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.

As part of the Drinkstone Neighbourhood Planning process, the areas identified below have been identified as meeting the criteria for designation.



Do you agree with these proposals?

Have we missed any green spaces that meet the criteria?

*Provide comments on the feedback form before you leave today*





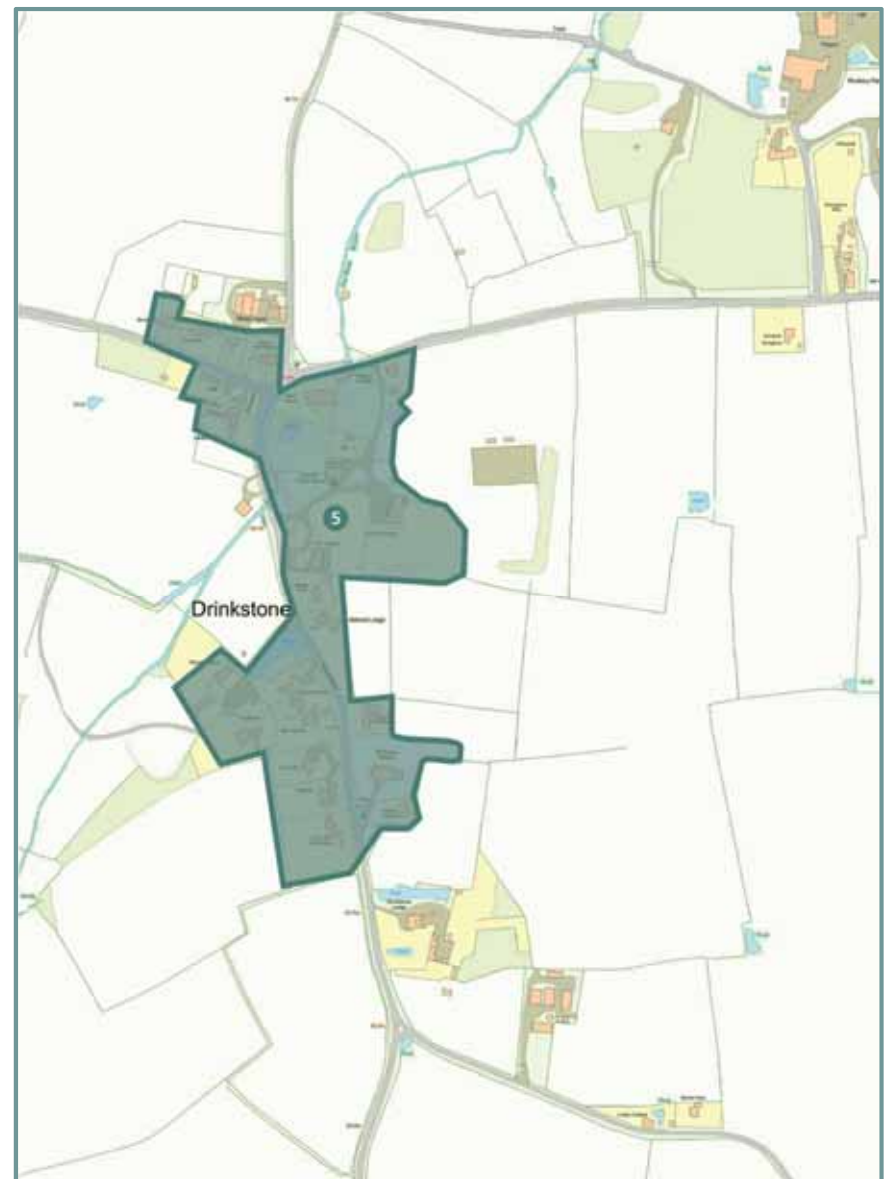
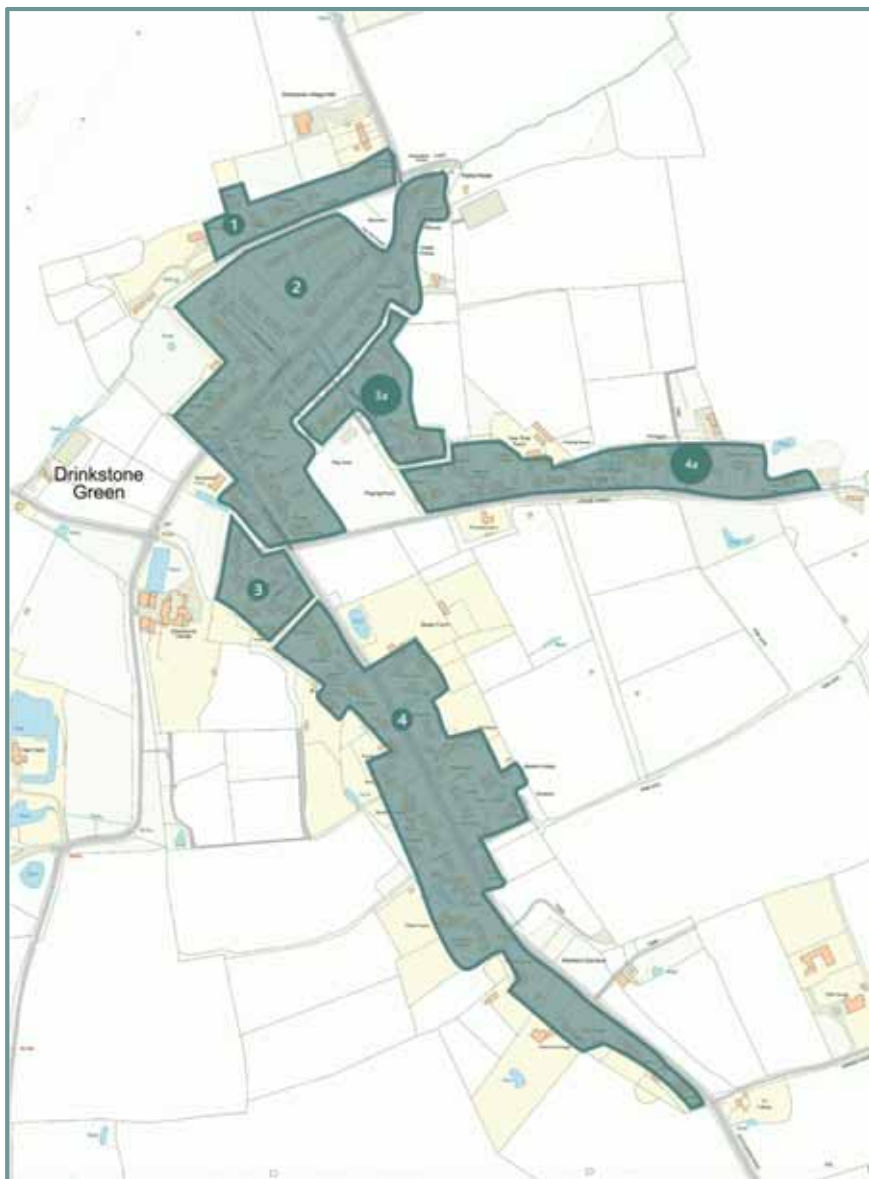
# 11. Built Character

A draft Character Assessment has been prepared by the Neighbourhood Plan Steering Committee to identify and describe the distinctive features, appearance and feel of Drinkstone. When complete, it will complement the Landscape Appraisal and support the planning policies in the Neighbourhood Plan.

A subgroup of the Steering Group identified 7 distinct character areas of the built up areas in the parish, as identified in the maps below. Members of the steering group assessed these areas by walking the roads and footpaths using the Planning Aid guidelines that cover:

- Topography
- Land uses
- Layout
- Roads, streets and routes
- Spaces
- Buildings
- Landmarks
- Green and natural features
- Streetscape
- Views

This information was collated to produce the character assessment tables for each area, with the main areas illustrated on the following boards



1. The north side of Chapel Lane
2. Chapel Lane south side, Gedding Road and Rattlesden Road as far as Cross Street.
- 3 & 3a The Meadows and Cherry Tree Rise
- 4 Rattlesden Road South of Cross Street
- 4a Cross Street
- 5 Drinkstone Street

In addition, the areas around Drinkstone Park and The Mills have also been assessed





# 12. Built Character

## North side of Chapel Lane



Topography
<ul style="list-style-type: none"><li>Flat, bounded by hedges on road side and belt of trees behind</li><li>Stream runs along road side</li></ul>
Land uses
Residential and some open land
Layout
<ul style="list-style-type: none"><li>5 properties border the road on the north side</li><li>All detached</li><li>All on individual plots</li><li>All have wide driveways and 4 of the 5 have large front gardens</li><li>The cluster of 3 listed buildings on this side of the road form a significant grouping whose integrity is part of their listing (a fourth 15th C cottage became derelict before WW2, and a further cottage across from the end of the lane was demolished and replaced with modern infill)</li></ul>
Roads, streets, routes
<ul style="list-style-type: none"><li>A no through road restricted width lane, unadopted</li><li>No pavement</li><li>Public footpath access from Gedding Road</li><li>Very restricted visibility in both directions at junction with highway makes exiting the lane hazardous</li></ul>
Spaces
Buildings
<ul style="list-style-type: none"><li>Each house is distinct. 4 are period built, with one modern house at the end of the lane</li><li>Mix of periods and finishes</li><li>Predominantly wattle and daub with long straw thatch</li><li>Elm Tree Cottage - Grade II listed, ca.14C. Render over timber frame, part brick, thatch. Modern annexe with tiled roof.</li><li>Brookside - Grade II listed detached thatched cottage, rendered. Eyebrow dormer. The property has been extended with a modern timber built garage linked to the original by a single storey link. Pantile roofs to these. Driveway with bridge over stream</li><li>Belrod - ca. 18C clunch single storey cottage, pantile roof</li><li>High Barn. large detached Grade II listed. Early example of barn conversion ca. 1850 into two cottages. Typical four bay barn on edge of Drinkstone Green. Made into one house post WW2. Thatch, exposed exterior timbers. Modern detached annexe brick, pantile. All well set back and partially concealed from lane. Wide driveway access via bridge over stream</li></ul>
Landmarks
Green and natural features
<ul style="list-style-type: none"><li>Tributary of the Black Bourne runs along N side of lane.</li><li>Whole area framed by a belt of mature trees at the rear</li></ul>
Streetscape
<ul style="list-style-type: none"><li>overhead cables</li></ul>
Views



## Chapel Lane south side, Gedding Road and Rattlesden Road as far as Cross Street



Topography
<ul style="list-style-type: none"><li>this character area covers the junction of two routes through the village - Gedding Road and Rattlesden Road</li><li>after dipping down to a stream Gedding Road rises gently to the SW. After the junction, Rattlesden Road rises gently to the South</li></ul>
Land uses
<ul style="list-style-type: none"><li>residential and recreational</li><li>outside immediate area is arable farmland to the East and West</li><li>Views over open farmland to East</li></ul>
Layout
<ul style="list-style-type: none"><li>the character area is roughly L shaped. Overall layout mainly follows tracks and lanes existing prior to the enclosure of Drinkstone Great Green, or which were rerouted after enclosure</li><li>largely linear development except for the cul de sac of Drinkstone Green Close</li><li>spacing and set back from the road is variable, reflecting waves of development, though each development has a consistent building line</li><li>buildings set back from the road with smaller front gardens and driveways</li><li>buildings mainly back onto other buildings</li></ul>
Roads, streets, routes
<ul style="list-style-type: none"><li>Main vehicular route in and out of the village</li><li>Pavement along parts of Gedding Road and Rattlesden Road. Otherwise hazardous walking</li><li>Public footpath access at Cherry Tree Rise, and at the end of Chapel Lane linking with an extensive footpath network to the E</li><li>Bend and limited visibility at junction with Chapel Lane and at Rattlesden Road</li></ul>
Spaces
<ul style="list-style-type: none"><li>allotment site at junction with Chapel Lane</li><li>Village Hall at N end of area</li><li>Wide grass verge with mature ornamental trees on Drinkstone Green close</li></ul>
Buildings
<ul style="list-style-type: none"><li>characterised by smaller semi-detached or detached cottages, houses and bungalows</li><li>mix of periods and finishes, 12 brick semi detached cottages pre WW1, 14 local authority houses built 1930-1950, with a further 14 local authority bungalows on the south side of Chapel Lane added in the 1960s. 12 chalet bungalows for private sale on Drinkstone Green Close built 1964</li><li>8 detached bungalows as infill along the road, with 2 detached houses infill in garden land.</li><li>Rendered, red brick, Woolpit white brick, pantile roofs</li><li>most houses have driveways</li><li>there are no listed buildings in this area</li></ul>
Landmarks
<ul style="list-style-type: none"><li>village sign on Drinkstone Green Close</li></ul>
Green and natural features
<ul style="list-style-type: none"><li>area framed by belt of large mature woodland trees on NW side</li></ul>
Streetscape
<ul style="list-style-type: none"><li>overhead cables</li><li>road signs including 30mph speed limit</li><li>mixture of boundary treatments at road side - some hedges, some fences, some open plan where original boundary structure has been removed</li><li>No street lights</li></ul>
Views
<ul style="list-style-type: none"><li>extensive views to the E across open landscape opposite Village Hall</li></ul>





# 13. Built Character

## The Meadows and Cherry Tree Rise



Topography
<ul style="list-style-type: none"><li>The Meadows is level</li><li>Cherry Tree Rise rises to the East</li></ul>
Land uses
<ul style="list-style-type: none"><li>Residential</li><li>Outside immediate area is arable farmland to the E and residential to the N,S and W</li><li>Views over open farmland to East</li></ul>
Layout
<ul style="list-style-type: none"><li>Area 3 and 3a are separated by character area 2, and differ from their surrounding areas in layout and density</li><li>The Meadows, built 1984, is formed by 2 cul-de-sac developments with dwellings clustered around access spine roads</li><li>Cherry Tree rise, built in the last five years, has dwellings clustered off an access road with wide grass verges</li></ul>
Roads, streets, routes
<ul style="list-style-type: none"><li>The Meadows has 2 access roads to separate cul de sacs</li><li>Cherry Tree Rise has a wide paved curving access road with wide grass verges planted with ornamental trees, 3 cul de sacs off central access road, a public footpath along East side of site giving access to wider footpath network</li></ul>
Spaces
<ul style="list-style-type: none"><li>Wide grass verge with ornamental trees on Cherry Tree Rise</li><li>Narrow or no verges on the Meadows</li></ul>
Buildings
<ul style="list-style-type: none"><li>Residential estates, characterised by large modern detached 4-5 bedroom houses. 13 on The Meadows and 16 on Cherry Tree rise</li><li>Relatively small plot sizes</li><li>Cherry Tree Rise has 4 semi detached affordable houses</li></ul>
Landmarks
Green and natural features
<ul style="list-style-type: none"><li>Original hedges preserved on Cherry Tree Rise</li></ul>
Streetscape
<ul style="list-style-type: none"><li>Overhead cables</li><li>Mixture of boundary treatments at road side, hedges or open plan</li><li>Cherry Tree Rise has preserved original hedge line</li><li>No street lights</li><li>No pavements</li></ul>
Views
<ul style="list-style-type: none"><li>Extensive views to the East across open land from Cherry Tree Rise, with a view over the playing field to the West</li></ul>



## Cross Street



Topography
<ul style="list-style-type: none"><li>Slightly undulating lane running North-East</li><li>Hedges on road side</li></ul>
Land uses
<ul style="list-style-type: none"><li>Residential and recreational</li><li>Playing field at West end of road</li><li>Open farm land to North, South and East</li></ul>
Layout
<ul style="list-style-type: none"><li>Cross Street follows the line of an ancient named route across the former Drinkstone Great Green</li><li>Layout is linear along the road with dwellings predominantly on the North side of the road</li></ul>
Roads, streets, routes
<ul style="list-style-type: none"><li>A single track no through road</li><li>No pavements, narrow grass verges</li><li>Mature hedges marking boundaries along the road</li></ul>
Spaces
<ul style="list-style-type: none"><li>Playing field at West end of road</li></ul>
Buildings
<ul style="list-style-type: none"><li>Large detached houses infilling between older listed and unlisted properties</li><li>3 listed properties, 4 unlisted pre 1900, 12 post 1950</li><li>Mix of periods and materials, white and red brick, flint, render, thatch, pantiles</li><li>Each house is distinct</li><li>All properties have extensive views over open land to front and rear</li><li>Treaclebenders - the only property on the South side of Cross Street. Grade II listed, part 15C, combination of rendered clay lump, wattle and daub and lath and plaster. 15C core thatched, 19C addition pantiled. Thatched dormer on East elevation</li><li>Stotts cottages - 16C Grade II listed, semi detached timber frame, rendered cottages. Wood shingle roof</li></ul>
Landmarks
Green and natural features
<ul style="list-style-type: none"><li>Small copse on N side behind Stotts Cottages</li><li>Paddocks on N and S sides</li></ul>
Streetscape
<ul style="list-style-type: none"><li>Overhead cables</li><li>Road signs including 30mph speed limit</li><li>Mainly hedges at road sides</li><li>No street lights</li></ul>
Views
<ul style="list-style-type: none"><li>extensive views over open land to North, South and East</li></ul>





# 14. Built Character

## Rattlesden Road south of Cross Street

Topography
<ul style="list-style-type: none"><li>Rises gently to the South</li><li>The highest point in the parish is on Rattlesden Road at junction with Garden House Lane</li><li>Extensive views over open land to West, East and South</li><li>Open views to North-West beyond The Drift</li></ul>
Land uses
<ul style="list-style-type: none"><li>Residential and recreational</li><li>Allotments and parish grazing land on East side just before Garden House Lane</li><li>Outside immediate area are arable farmland or paddocks to the West, East and South</li></ul>
Layout
<ul style="list-style-type: none"><li>The character area follows the line of an ancient track alongside Drinkstone Great Green, rerouted at North end after enclosure.</li><li>Largely linear development of modern infilling between scattered older properties.</li><li>1 small close of 3 cottages dating back to the 15thC, and 1 modern infill development of 3 large detached houses on a former farmyard.</li><li>Spacing is wide, and properties are generally well set back from the road, with variable building lines</li><li>Most properties back onto open land and are well screened by mature hedges and woodland trees at the front and rear.</li></ul>
Roads, streets, routes
<ul style="list-style-type: none"><li>Main vehicular route in and out of the village</li><li>No pavements, makes walking hazardous</li><li>Narrow grass verges</li><li>One small unpaved lane, known locally as Shop Lane, giving access to 3 15C cottages</li><li>One unpaved access lane to 3 dwellings at The Drift, one 15C, 2 modern infilling</li><li>One private road, Garden House Lane giving access to the East to 3 dwellings</li><li>Public footpath access opposite Shop Lane giving access to Gedding Road to the West</li><li>Public footpath giving access via the Drift to wider footpath network to the East</li><li>2 public footpaths through the fields just beyond the settlement boundary giving access to the wider footpath network to the West and East</li></ul>
Spaces
<ul style="list-style-type: none"><li>Allotment site and parish grazing land on East side just before Garden House Lane</li></ul>
Buildings
<ul style="list-style-type: none"><li>Each detached house has distinct and different features. 15 houses are pre 1950; 21 houses built post 1950, most in the 1970s</li><li>Mix of periods and finishes, red brick and render, pantile, plain tile and slate roofs</li><li>The Gables - Grade II listed, set back along an unpaved shared drive, 14/15C, rendered timber frame and thatch, well in garden.</li><li>Shop lane cluster: a group of 4 15C dwellings:</li><li>Kopsey Cottage - 15C grade II listed former hall house. was 3 dwellings in 18C, now one. Rendered timber frame with modern brick additions. Original part thatched, modern extensions pantiles and flat felt roof. 4 eyebrow dormers. Well in garden</li><li>Fyfers - 15C Grade II listed, was 2 dwellings, now one. Rendered timber frame with brick addition at rear. Original section thatched, addition pantiled.</li><li>Chimbleys - unlisted. original section ca. 15C, Major renovation and extension in the 1970s</li><li>Needles Eye - unlisted 15C, was 2 dwellings. Rendered timber frame, extended in the 1960s, originally thatched now reroofed in plain tiles. 3 original dormer windows to front</li></ul>
Landmarks
Green and natural features
<ul style="list-style-type: none"><li>Area framed by mature hedges and trees to the rear along its West side</li><li>Mature hedges and trees along the road side</li><li>Small copse and pond opposite Hammond House</li><li>Open land to the East and North-East</li></ul>
Streetscape
<ul style="list-style-type: none"><li>Overhead cables</li><li>Road signs including 30mph speed limit</li><li>Boundaries are predominantly mature hedges, mixed woodland species, many native.</li><li>Large numbers of mature woodland trees on roadside boundaries</li><li>No street lights</li><li>No pavements</li></ul>
Views
<ul style="list-style-type: none"><li>Extensive views to the West, East and South across open farm land</li></ul>

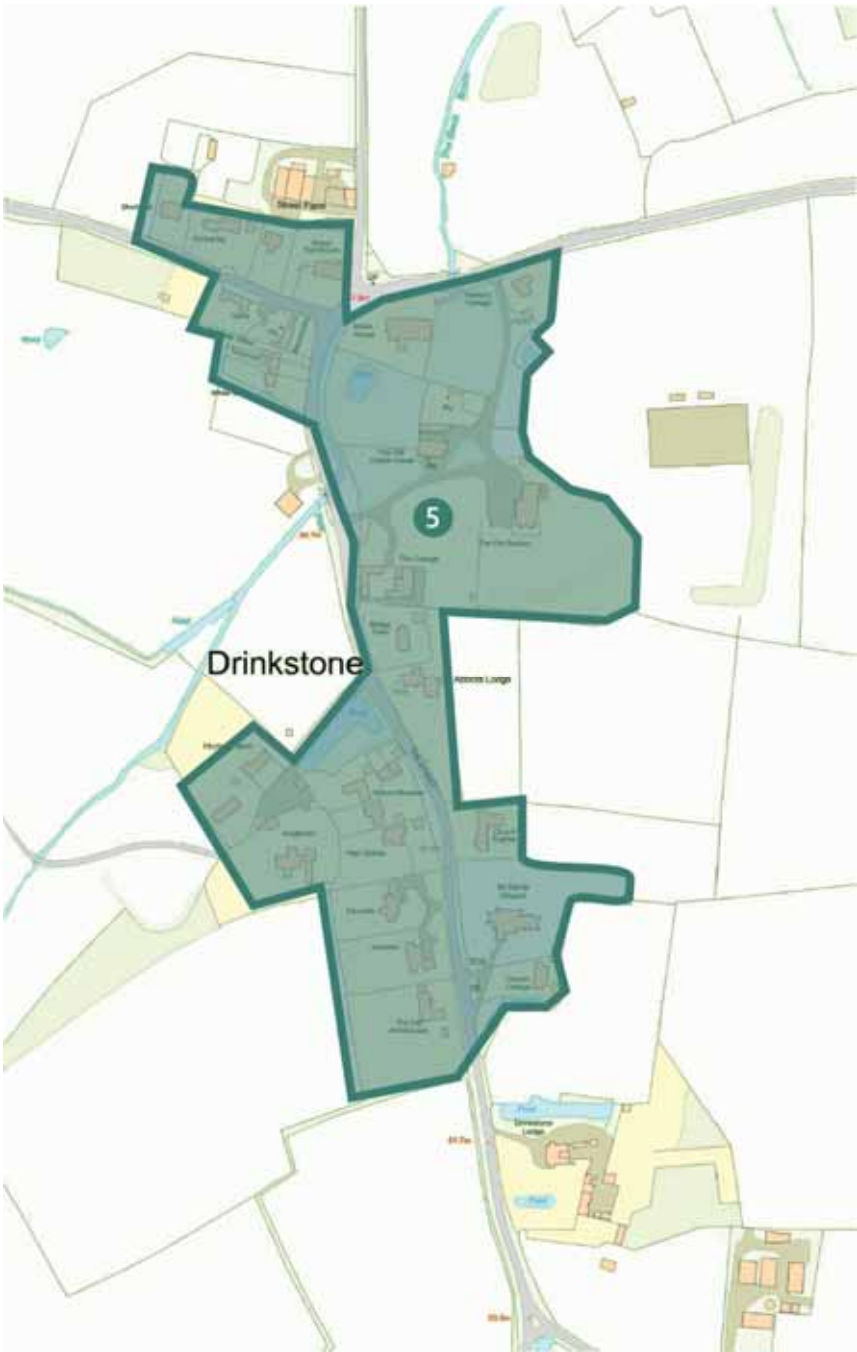




# 15. Built Character

## Drinkstone Street

<b>Topography</b>
<ul style="list-style-type: none"><li>The settlement is clustered near the Church of All Saints'</li><li>The road curves and slopes down to the Black Bourne</li><li>It meets the Beyton-Woolpit Road at a staggered crossroads known locally as Blacksmiths Corner</li><li>Beyton Road rises to the West. Otherwise level</li><li>Dwellings on the East side are elevated above the road</li></ul>
<b>Land uses</b>
<ul style="list-style-type: none"><li>Residential, some open grazing land</li><li>The settlement is bounded on all sides by arable farmland</li></ul>
<b>Layout</b>
<ul style="list-style-type: none"><li>Development is largely linear, with limited modern infilling between a number of old and listed properties.</li><li>One small modern residential close of 4 houses built post 2000</li><li>Dwellings are generally set back from the road with large front gardens and driveways</li><li>Incipient ribbon development along Beyton Road, begun in the 1960s</li></ul>
<b>Roads, streets, routes</b>
<ul style="list-style-type: none"><li>Main vehicular route in and out of the village</li><li>No pavements, hazardous walking and driving due to blind bends</li><li>The crossroads have poor visibility from the Street looking West and East and the unadopted lane next to Street Farmhouse has extremely limited visibility looking East</li><li>Public footpath going East through the churchyard to link with wider footpath network</li></ul>
<b>Spaces</b>
<ul style="list-style-type: none"><li>Churchyard of All Saints' Church</li><li>Small triangular green outside church, planted with memorial tree in memory of a Drinkstone man who fell in WW1</li></ul>
<b>Buildings</b>
<ul style="list-style-type: none"><li>Characterised by mainly large detached houses</li><li>Modern infilling between much older dwellings</li><li>14 dwellings pre 1950, 8 post 1970, 4 post 2000</li><li>9 Grade II, 1 Grade II* listed buildings</li><li>Most dwellings back onto open farm land</li><li>The Old Almshouses - 16C Grade II listed former almshouses. Rendered timber frame, thatched, detached thatched garage. Low flint wall to front. A stream flows alongside the road at the front boundary, before being taken underground</li><li>Whitegate Cottage, Tanwood Cottage, The Old Post Office - a terrace of 17C Grade II listed cottages. Rendered timber frame, various modern extensions at rear, pantiled roofs, horizontal sliding windows to front. Front gardens slope down to road.</li><li>The Blacksmiths Cottage - 16C Grade II listed, Rendered timber frame and brick, reed thatched roof. Ca.19C metal casement windows, Double hung sash window in brick gable, Gabled thatched dormer, serpentine bargeboard soffits. Well in garden</li><li>Home Farm - Grade II early 17C, with 19C alterations. Red brick, in part encasing timber framing. Plaintiled roof. Includes Grade II listed 18C dovecot</li><li>Street Farmhouse - Grade II, 17C core, altered and extended 18/19C, brick, flint and render, plaintiled roof</li><li>Abbots Lodge - Grade II listed, ca 1500, possibly the oldest house in the village. Rendered timber frame, plaintiled roof, decorative barge board at gable end. Well in garden.</li><li>Church Cottage - 16C Grade II listed, rendered timber frame thatched. Additions with pantiled roof.</li><li>The Old Rectory - Grade II listed former rectory, built 1760. Red brick, slate roof. Double walled garden with flint and brick trim walls bordering the road, large pond</li><li>Drinkstone Lodge - Grade II former farmhouse with extensive flint outbuildings. Timber frame with Woolpit white brick front added early 19C, plaintiled roof. Flat-roofed bays added early 19C. Lies adjacent to settlement boundary. Pond, well.</li><li>All Saints' Church - Grade II* listed. Flint nave, stone mullion windows, Tudor red brick tower. Has original rood screen still in place</li></ul>
<b>Landmarks</b>
<ul style="list-style-type: none"><li>Red telephone box on green outside Church</li></ul>
<b>Green and natural features</b>
<ul style="list-style-type: none"><li>Numerous ponds</li><li>Area framed by mature trees and hedges</li></ul>
<b>Streetscape</b>
<ul style="list-style-type: none"><li>Overhead cables</li><li>Road signs including 30mph speed limit</li><li>Mainly mature hedges and trees to roadside.</li><li>No street lights</li></ul>
<b>Views</b>
<ul style="list-style-type: none"><li>Views across farmland in all directions</li></ul>



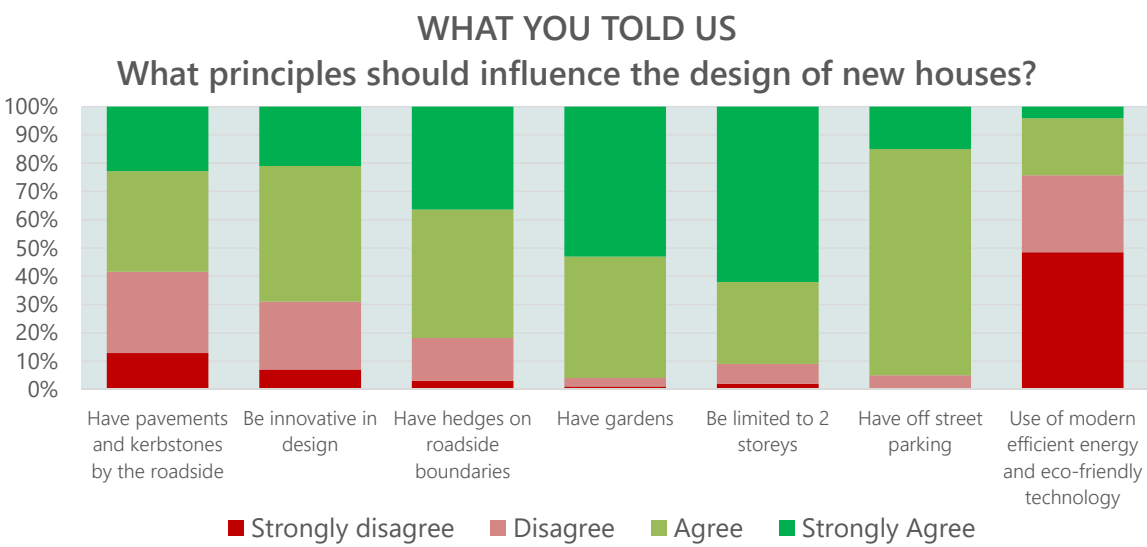


# 16. Design Assessment

**Analysis carried out by independent consultants AECOM**

This part of the Neighbourhood Plan aims to develop design guidelines for future development, to retain and enhance the character of the village and protect the rural, tranquil character and scenic beauty of the area as a whole.

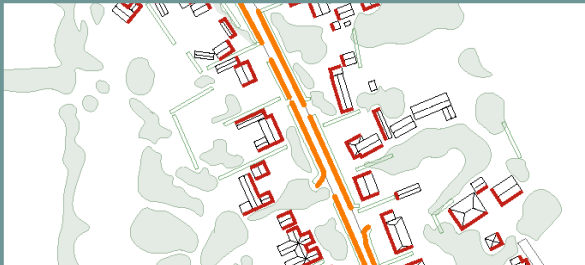
*Use red and green dots to identify whether you agree or disagree with these criteria.*



The design of new buildings should blend in with the scale, density and position of existing buildings in relation to streets and plots

Agree

Disagree



They should enhance local distinctiveness without limiting originality and innovation

Agree

Disagree



Development proposals should avoid the loss of trees, hedgerows or woodland and should clearly commit to replace any vegetation lost

Agree

Disagree



Any development should conserve and protect heritage assets

Agree

Disagree



Where new domestic access points are required, small scale features such as hedgerows, walls, fencing and entrance gates should reflect the local style and setting to promote and enhance local distinctiveness

Agree

Disagree



Proposals to alter historic buildings should show a thorough understanding of the history and design qualities of the buildings, with limiting originality and innovation

Agree

Disagree





# 17. Design Guidelines

- Based on established good practice, the AECOM Design Report provides a number of questions against which the design proposal should be evaluated.
- The aim is to assess all proposals by objectively answering the questions below.
- Not all the questions will apply to every development.
- The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

Using **ONE Green** and **ONE Red** dot, indicate which you think is the most important and least important criteria

The materials and architectural detailing used throughout Drinkstone contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.



Development Proposals and Designs should:		Most Important	Least Important
1	Integrate with existing paths, streets, circulation networks and patterns of activity		
2	Reinforce or enhance the established village character of streets, greens, and other spaces		
3	Respect the rural character of views and gaps		
4	Harmonise and enhance existing settlement in terms of physical form, architecture and land use		
5	Relate well to local topography and landscape features, including prominent ridge lines and long distance views		
6	Reflect, respect, and reinforce local architecture and historic distinctiveness		
7	Retain and incorporate important existing features into the development		
8	Respect surrounding buildings in terms of scale, height, form and massing		
9	Adopt contextually appropriate materials and details		
10	Provide adequate open space for the development in terms of both quantity and quality		
11	Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features		
12	Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other		
13	Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours		
14	Positively integrate energy efficient technologies		





# 18. Community Actions

The responses to the questionnaire have highlighted issues, problems, or suggestions for improving life in the village. Many of these can't be addressed directly by the policies which will come forward in the Neighbourhood Plan, but can be highlighted and included as "Community Actions"

Which of these do you think we should pursue?  
Green dot = should pursue      Red dot = shouldn't pursue  
Use post-it notes to add further suggestions

A. To continue to press for improved broadband - action Parish Council	
B. To look at ways of addressing speeding in the village - action PC	<div><div></div><div></div></div>
B1 - Install speed awareness signs (like in Beyton and Norton)	
B2 - "gates" on the verges at the beginning of the 30mph area	
B3 - restart community speed watch	
Other? <div></div>	
C. To approach landowners to establish possible new bridleways - action PC	
D. To approach landowners to establish new permissive paths to extend footpath network: action PC	
D1 - between Hissett, Hubbards Lane and Park Road/Drinkstone Lakes	
D2 - access around Drinkstone Lakes	
D3 - footpath from Blacksmiths Corner to Woolpit	
Other? <div></div>	
E. To actively pursue Suffolk CC Highways Department or individual landowners to remedy serious and long standing flooding problems - action PC	
E1 - Park Road - regular and severe winter flooding	
E2 - water run off in area of Church	
E3 - Blacksmith's Corner - frequent winter flooding	
E4 - Chapel Lane	
E5 - water run off at junction of Park Road and Gedding Road	
E6 - water run off from Cherry Tree site across Gedding Road	
E7 - Problems were also recorded caused by poor maintenance of ditches along Cross Street and at Marsh Green	
F. To explore the idea of a stewardship scheme to protect meadows and woodland for benefit of flora and fauna	
Other <div></div>	





# 19. Vision and What's Next

If Drinkstone's Neighbourhood Plan is effective and successful, in 2036 Drinkstone will be a place which 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

## Do you agree with the Vision?

Use a **green** dot for YES or **red** dot for NO

YES

NO

Please add comments to the feedback form and post-it in the box on the way out

## WHAT NEXT

After today's event we'll be completing the following projects:

- 1 Finalising the Character Appraisals
- 2 Asking AECOM to assess sites that have been suggested for development. They will consider the following:
  - Background information:
    - Site location and use;
    - Site context and planning history;
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services;
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders);
  - Site Availability.
- 3 Organising a further consultation event to help us decide which, if any sites we should identify for development to meet our housing need for the Plan period (to 2036)
- 4 Write the Draft Neighbourhood Plan
- 5 Consult you and all Drinkstone residents on the Draft Plan

