

Nayland with Wissington Conservation Society

Registered Charity No. 268104

Response to Babergh Development Framework Core Strategy (2011-2031)

Policy CS1

We support the idea of employment led development, rather than building houses and then people have to commute to other centres for work. However, in the case of Nayland and other villages, growth tends to be led by housing, so this aspiration may be very hard to achieve. (Ref. CS1.2)

2.5 (Page 26)

We do not agree with the comment that *achieving an objective of 'self-containment' for live-work patterns is considered unrealistic, whether desirable or not.* These possibilities could be explored by the creation of Neighbourhood Plans.

CS2. 2.8.5 Core and Hinterland villages

Nayland has a medieval settlement pattern and all land to the south of Bear Street/Stoke Road is in the flood plain. Therefore any development would be severely restricted.

CS6 3.3.5 Historic Environment

We welcome the acknowledgement that *careful consideration of the character of ..unlisted, historic assets is also important.* Reference: The Nayland and Wiston Local List which was adopted in 2004. We support Policy CS10 includes the need to balance the needs of the community with the character, history and appearance of the environment.

3.3.6

We support the proposal to continue to conserve and enhance the heritage assets throughout the district for the benefit of all and to safeguard them for future generations; to continue to provide advice to the owners of Listed buildings, particularly to encourage positive repair and enhancement of buildings identified as being at risk and that Conservation Area designations will be supported, where appropriate.

The Nayland Conservation Area Appraisal was adopted in February 2005.

CS9 Green Infrastructure

We support the protection and enhancement of historic sites, landscape, AONB, views, conservation areas and flood plains.

CS10 Sustainable Development

We support these aspirations.

CS16 Rural Exception Sites

Due to the above mentioned restrictions, there is a concern that these could be located away from the village envelope, thus causing a "ghetto" situation or development creep to be joined up later.

Summary

We support the safeguarding of heritage sites and the basic planning policy as set out including the primary use of brownfield sites for development.

Nayland is a core village with a range of services. However it has a medieval settlement pattern with a Conservation Area at its heart. It is on the edge of the flood plain within the AONB which severely restricts further development and it is to be hoped that under the Core Strategy these areas will continue to be protected.

Traffic in Bear Street is evidence that Nayland's infrastructure is already reaching full capacity. For example parents at the Primary School have adopted a voluntary one way system in the morning and afternoon, to avoid gridlock. When 2 new classrooms, with capacity for 60 extra children, are functional, Bear Street will become totally impassable even without the extra traffic generated by any new buildings.

Development on the edge of the village would add to this chaotic situation and undermine the infrastructure, quality of life of those who live here and the status of the Conservation Area.

Given the above, it may well be that more development sites will need to be found in the hinterland villages and these should include live/work units and/or a mix of employment sites and housing. A Neighbourhood Plan could be helpful in this respect.

We support the document in principle but may modify our response in the light of site allocations.

Andora Carver
Hon. Secretary
28.11.11