An aerial photograph of a residential area. In the foreground, there is a large, well-maintained green field, likely a sports field, with a goalpost visible. To the right of the field, there are several houses, including a prominent white two-story house. The middle ground is dominated by a dense forest of trees. In the background, a residential neighborhood with many houses is visible, along with a tall, cylindrical industrial structure. The sky is clear and blue.

**RUSHMERE ST ANDREW
NEIGHBOURHOOD PLAN**

**WE NEED
YOUR INPUT**

Welcome to our Spring update on the preparation of the Neighbourhood Plan for our parish.

In this leaflet we're:

- 1 providing you with feedback to the Resident's Survey that took place just before Christmas
- 2 giving you details of a Landscape Appraisal for the parish
- 3 reporting on draft building design guidelines that we've had prepared
- 4 seeking your views on the potential designation of Local Green Spaces and Locally Important Buildings

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 parish. It can, for example, also identify proposals for:

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

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

When we've prepared the draft Plan, it will need to follow the following stages (with estimated timetable):



Survey Feedback

At the end of 2020 we conducted a survey so that you could provide us your thoughts and opinions on a range of topics. We had over 200 responses and a comprehensive report of the results is available on the Neighbourhood Plan pages of the Parish Council website. The results will contribute to the content of the Neighbourhood Plan and thanks to everyone that took the time to complete the questionnaire.

Your Key Messages

This leaflet cannot do justice to all the comments we received and so we've pulled out a few key results.

Housing

- There is a strong demand for Retirement Homes / Sheltered Accommodation and for Starter Homes.
- Most felt that small scale housing of 10 homes or less would be acceptable. There was little support for large scale developments of 35 homes or more.
- If new housing was planned, most respondents thought that additional doctors and more school places would be needed.
- Most people agreed with the statement "All new housing should be designed to match existing house styles in that location"

Roads and Transport

- The main issues that cause concern, in order of most agreed with, are
 - School-run traffic including parking near school
 - Traffic speed
 - Parking on pavements
 - "Rat-run" traffic
 - Parking on grass verges
- 44% of respondents rarely or never use public transport

Parish Amenities and Services

- 35% of respondents visit Rushmere Heath daily or several times a week
- The majority of respondents never visit a play area in the parish
- There was a strong level of support for more recreational equipment for older children / youths in existing play areas
- Most people are familiar with the footpath routes in the parish and regularly walk them



We should be looking at brown field sites rather than new green field

Small scale development would not need major infrastructure



Physical measures are required to reduce speeds, signs and lines are ignored

The buses do not run frequently enough or at suitable times.



More play equipment on Bixley Farm would be good

A map of all the footpaths would be useful

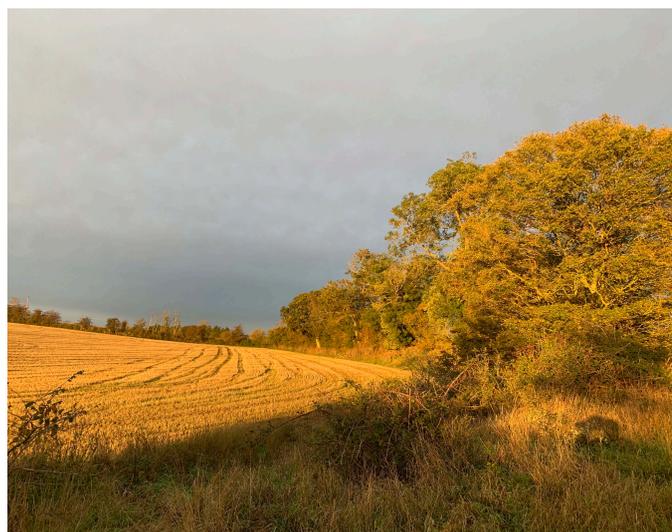
Landscape Appraisal

The parish is under continued pressure to accept development, especially given the continued growth of Ipswich. A site for 150 homes is already planned off Humber Doucy Lane near the Rugby Club and we think it's important that our special areas are protected and that the remaining gaps between the village and greater Ipswich don't get swallowed up.

We commissioned a Landscape Appraisal to "provide a robust understanding of the character and qualities of the parish in order to make sound judgements as to the sensitivity and capacity of land to accommodate development". The Appraisal also assessed opportunities for landscape enhancement and green space. The final report has been published on the Neighbourhood Plan pages of the Parish Council website.

The Appraisal identified the following special qualities of the parish which wherever possible, should be retained and enhanced:

- Significant areas of open countryside, common and wooded valley within easy access of housing areas
- Strong distinction in landscape and built character to the north and south of Woodbridge Road
- Open arable fields form a rural setting to the village on three sides
- Soft vegetated and indented urban edges help retain rural character of adjacent open spaces and countryside.
- Individual Farms (including listed buildings) on outskirts of village form part of its setting
- Distinctive sandlings character to the central portion of the Parish with gorse, bracken, heather, birch and pine being characteristic
- Small stream valleys create topographic variation across the common and through built-up areas to the east
- Distinctive landmarks include the parish church and water tower
- Historic narrow rural lanes radiate out from the village and are fossilised within the urban fabric south of Woodbridge Road
- Meres and waterbodies are a feature of the area
- Incidental areas of open space and former green corridors along lanes and hedgerows form important landscape features within the built-up areas

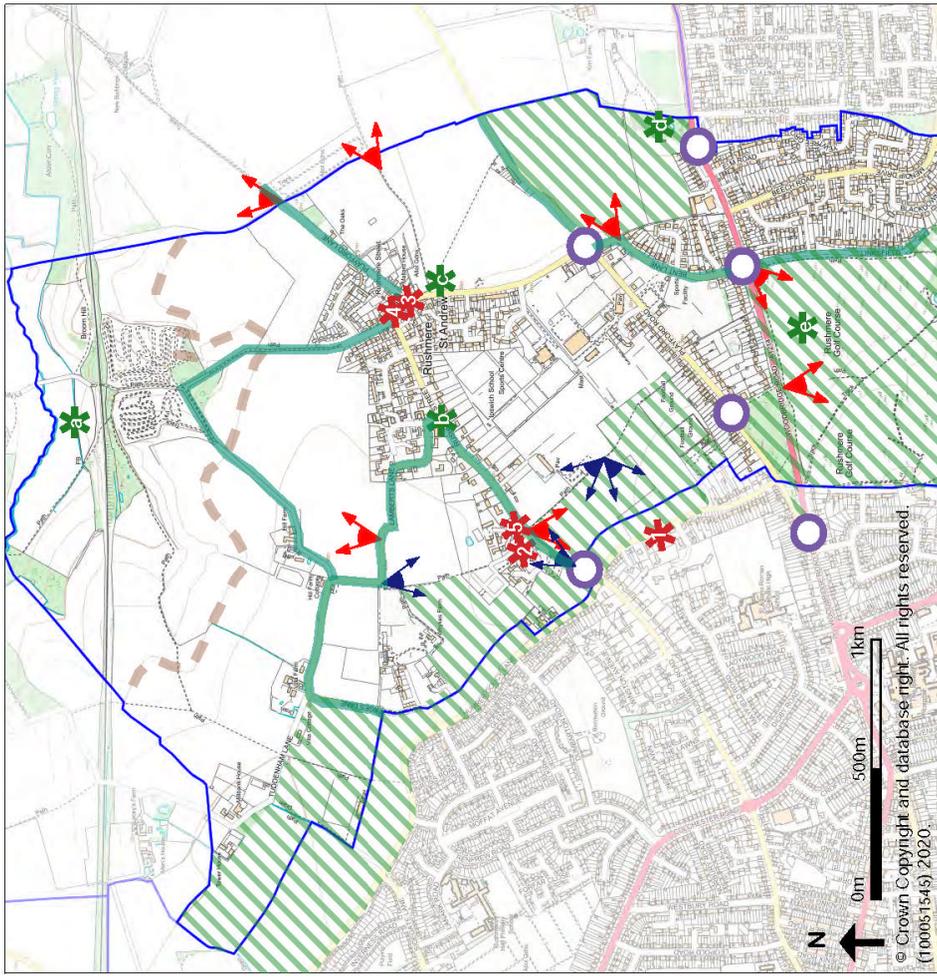


Things to avoid:

- Creation of abrupt edges to development with little vegetation or landscape on the edge of settlement
- Urban extension to the village which undermines its small-scale rural character and/or causes coalescence with Ipswich and or Kesgrave
- New infill housing which appears out of scale in terms of height and mass and blocks important gaps between buildings/connections to the landscape
- Loss of rural lane character as a result of curtilage treatment, mown verges, loss of hedgerows and road furniture/signage.
- Planting of leylandii hedging and urban fencing/signage associated with sports pitches
- Ad hoc incremental development along rural lanes
- Ad hoc loss of incidental open space and proliferation of close board fencing where it impacts on street character.
- Loss of mature trees and lack of succession planting

Land management guidance includes:

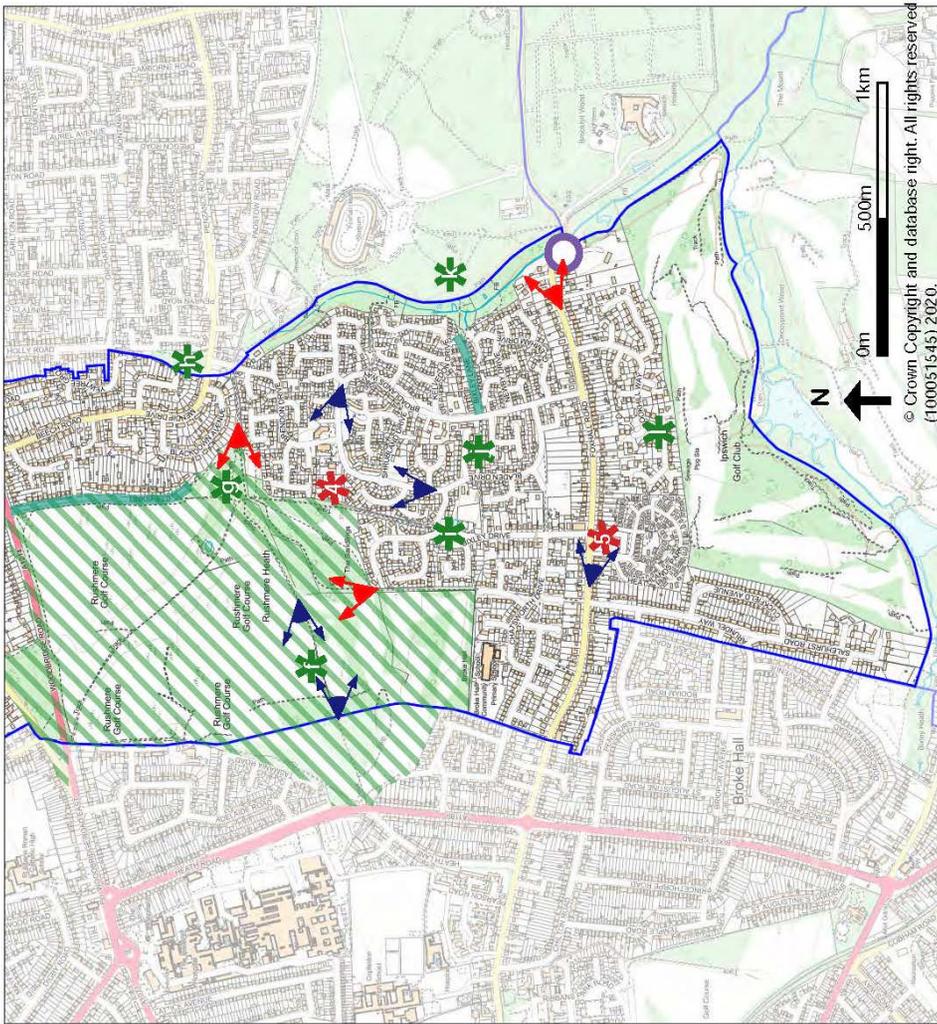
- Enhance biodiversity of lane verges throughout the Parish.
- Encourage the margins of sports pitches to be managed for wildlife creating mini wildflower meadows for bees.
- Seek opportunities to reduce the visual effects of overhead wires along lanes undergrounding them wherever opportunities arise.
- Seek opportunities for new community woodland perhaps associated with the community allotments on Playford Lane
- Seek opportunities to extent heath habitat including bracken, gorse and pine/birch tree planting along Woodbridge Road lane verges.



Rushmere Neighbourhood Plan
Landscape Assessment
Figure 4: Analysis North

Key

	Gateway		Important Open Space
	Views Towards Landmarks		Important Gap
	Views to Wider Landscape		Landscape Features
	45m Contour		a. Fynn Valley
	Lanes with Important Rural Character		b. Village Pond and Limes
	Built Landmarks		c. Chestnut Pond
	1. Tudor Farmhouse (No 79)		d. Woodland west of Kiln Farm
	2. St Andrew's Church and War Memorial		e. Rushmere Heath
	3. Old Forge		
	4. Baptist Church		
	5. Redcroft House		



Rushmere Neighbourhood Plan
Landscape Assessment
Figure 5: Analysis South

Key

	Gateway		Important Open Space
	Views Towards Landmark		Important Gap
	Views to Wider Landscape		Landscape Features
	Lanes with Important Rural Character		f. Rushmere Common heathland
	Built Landmarks		g. Church meadow valley
	4. Water Tower		h. Penzance Road wood
	5. Golf Hotel		i. Bixley Green
			j. Bixley Lane corridor
			k. Millenium Pond and Mill Stream NR
			l. Brookhill Way oaks



Development guidelines seek to inform new development and include:

- New development should strengthen approaches and gateways to the village.
- Avoidance of ad hoc development along rural lanes especially where they extend urbanizing influences into the wider landscape or cause loss of native hedgerow and rural lane character.
- Avoid curtilage treatment that urbanises the streetscape e.g. close board fencing, metal railings, concrete kerbs/urban pavements, fencing/gates.
- Avoid development within land identified as providing a rural gap between Rushmere St Andrew and adjacent development in Ipswich and Kesgrave.

Design Guidance

As part of the Government support for neighbourhood planning, we have received free consultancy support for the preparation of Design Guidance for new development.

The Guidance document is lengthy and difficult to summarise in a leaflet of this nature, but it is available to view on the neighbourhood plan pages of the Parish Council website.

In summary, the document sets out guidance for the following matters:

Site layout

1. The Pattern and layout of buildings;
2. Enclosure; and
3. Gateways and access features.

Well-connected roads and footpaths

1. Road layout and connectivity;
2. Improving/ enhancing public rights of way; and
3. Junctions and pedestrian crossings.

Quality of place

1. Housing mix;
2. Household extensions; and
3. Mitigating noise pollution.

Maintaining the local character

1. Building scale and massing;
2. Roofline;
3. Fenestration;
4. Building line and boundary treatment;
5. Vehicle parking;
6. Architectural details; and
7. Materials and building details.

Sustainability

1. Energy efficient housing and energy production;
2. Biodiversity; and
3. Sustainable drainage (SuDS).





Important Buildings

The parish is relatively few "Listed" buildings when compared to other villages and there is no Conservation Area. The current Listed Buildings are:

- Barn about 60 metres north east of Hill Farm house (Hill Farm Barn)
- Hill Farmhouse
- Garden Store, Villa Farmhouse
- St Andrew's Church
- Rushmere St Andrew War Memorial

Preparing the Neighbourhood Plan enables us to identify historically important buildings and features in Rushmere St Andrew that are not "Listed" but are of local significance because of their age or architectural qualities. To date, we've identified the following potential buildings that fall into this category and we would like to know whether you agree that they're important:

- The old shop terrace, Holly Lane
- The Old Forge and Blacksmiths House
- The cottages opposite The Forge
- The two cottages on South of Playford Lane
- 148 and 150 The Street
- The Lodge, The Street
- The Limes Lodge, The Street
- Rush Cottage, Playford Road
- Colombia House, Playford Road
- The Carmelite Nuns House, Off The Street
- The Cottage, The Street
- The Old Rectory, The Street
- The Old Church Hall, Humber Doucy Lane
- Baptist Church / The Chapel
- St Andrew's Hall
- Villa Farm
- Water Tower
- Bixley Hall
- Golf Hotel

Do you agree that these are historically important?

Other than those buildings identified above, are there other historically important buildings and features that we've missed?



Important Open Spaces

Rushmere St Andrew has the benefit of having access to a wide and varied range of open spaces. Many are already protected from development, such as the sports and playing fields. The gap between the village and Humber Doucy Lane and The Heath, but the Neighbourhood Plan has the opportunity to protect additional spaces through something known as a Local Green Space designation.

Below are examples of spaces that we could protect:

- The local greens either side of The Street/Playford Road roundabout
- The greens in Playford Lane and Holly Lane
- The green opposite Elm Road
- The greens between Holly Road and Elm Road
- Chestnut Pond, The Street.
- The Limes Pond, The Street
- Little Heath
- Sandlings Local Nature Reserve
- The Mill Stream
- Green spaces along Broadlands Way

Do you agree that these open spaces should be protected from development?

Have we missed any?

Feedback

We'd like your thoughts and comments on the potential important buildings and green spaces identified in this leaflet.

We've included **in red** some questions which you can answer either by going online at <https://www.smartsurvey.co.uk/s/RushmereStAndrew/> or you can email us at sylvia.stannard@rushmere-st-andrew.org.uk or post comments to [Rushmere St Andrew Parish Office, Tower Hall, 5 Broadlands Way, Rushmere St Andrew, IP4 5SU](#)

The deadline for your feedback is **Friday 16 April**

What next?

Over the next few weeks we're going to writing the draft Neighbourhood Plan. It will include proposals for a range of topics including:



Housing



Traffic and Travel



Natural Environment



Services and Facilities



Historic Environment



Development Design

We hope to be able to consult you on the Plan in June and July and, hopefully, this will include drop-in events at our public halls.

Watch out for extensive publicity on how you will be able to view and comment on the Plan in the Summer.

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>