An aerial photograph of the Rushmere St Andrew neighbourhood. The foreground features a large green football pitch with a goal and a set of bleachers. To the right, there are residential houses, including a prominent white two-story house. The middle ground shows a mix of green fields, trees, and a road with parked cars. In the background, a dense residential area is visible, with a tall, cylindrical tower standing out among the houses. The sky is clear and blue.

RUSHMERE ST ANDREW NEIGHBOURHOOD PLAN

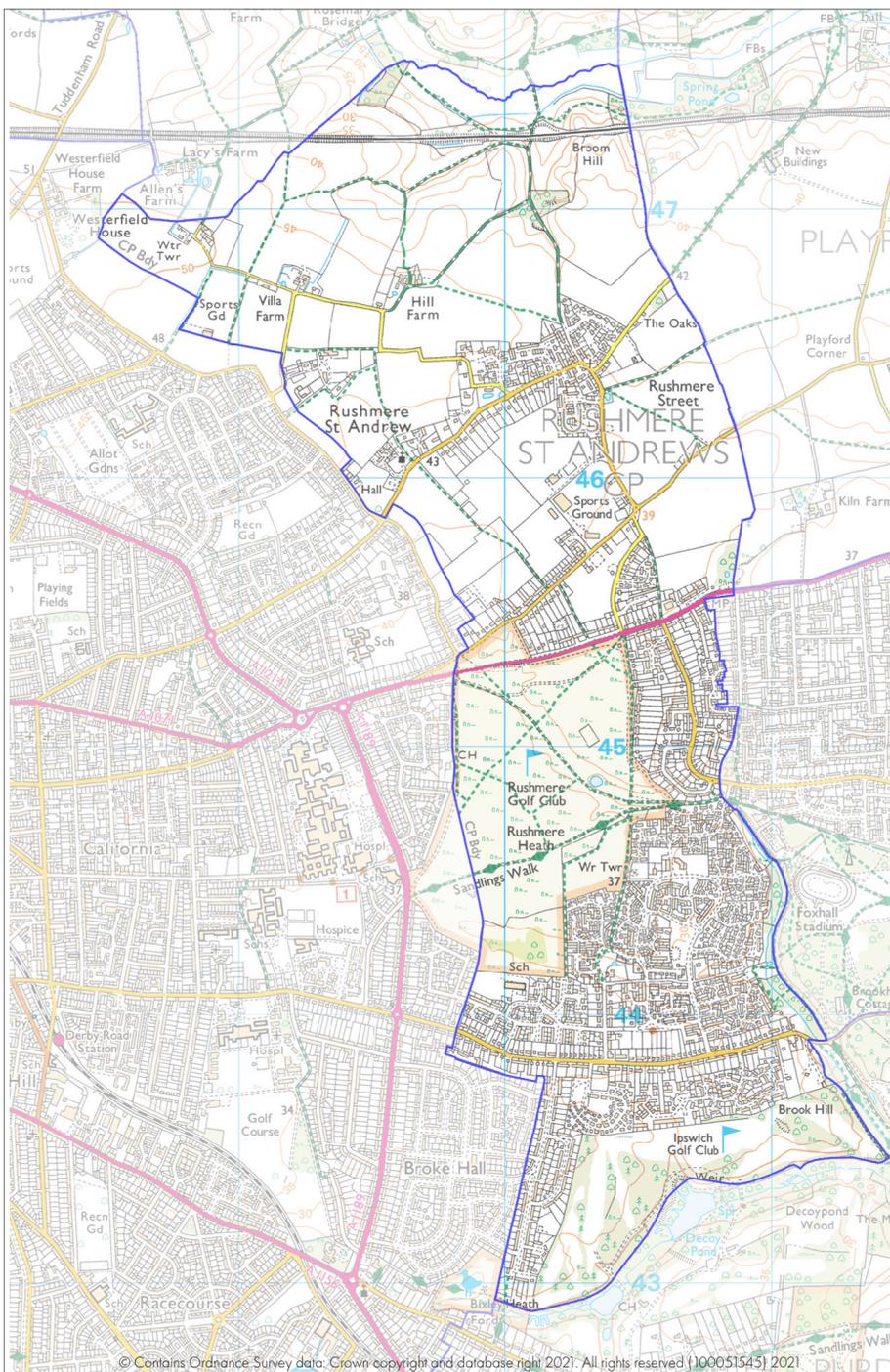
**TIME TO COMMENT ON
THE PARISH'S FUTURE**

Background to the Neighbourhood Plan

Over the past year a Working Group formed by the Parish Council, with the assistance of a local Planning Consultancy, has been preparing a Neighbourhood Plan for the parish of Rushmere St Andrew. During this time we've conducted household surveys, commissioned specialist studies and provided feedback in the form of a leaflet in March this year.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **18 September** and will last until **Monday 1 November**, a period of **6 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes. The final page of this leaflet explains how you can comment.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.



MAP OF PARISH

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved.

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified but would urge you to view the Plan as a whole.

-  Landscape and Natural Environment
-  Historic Environment
-  Development Design
-  Services and Facilities
-  Highways and Travel

This leaflet briefly explains what each topic area covers.



OUR VISION

In 2036, Rushmere St Andrew will be a great place where:

- Young people can settle and raise their own families because there is an abundance of facilities for them (play areas for younger and older children, sports facilities, schools, access to nature, community centres, etc)
- Parents can be confident to let their children walk or cycle to school knowing that they are safely separated from motorised traffic
- Professionals are happy to locate their businesses in the parish because of the outstanding infrastructure, facilities and access to transport networks
- Older people can be confident that the parish has appropriate housing, services and facilities for their needs
- All residents can have continued and improved access to enjoy the natural landscape in and around the parish
- The parish's heritage, environment and natural surroundings are rigorously protected from development and encroachment from the main Ipswich and Kesgrave conurbations
- Environmentally friendly infrastructure and transport options for residents is developed.

PLAN CONTENT

What follows is a summary of the key messages in the Plan,

The Plan covers the whole of the parish of Rushmere St Andrew and provides a framework for how proposals for new development will be considered between now and 2036, or until superseded by a new Plan. It cannot contain planning proposals for anywhere outside the parish. As well as setting out town planning proposals and policies, the Plan also proposes a range of "community aspirations" - local initiatives to address non-planning matters and concerns raised in the Household Survey.

Planning Strategy and Housing

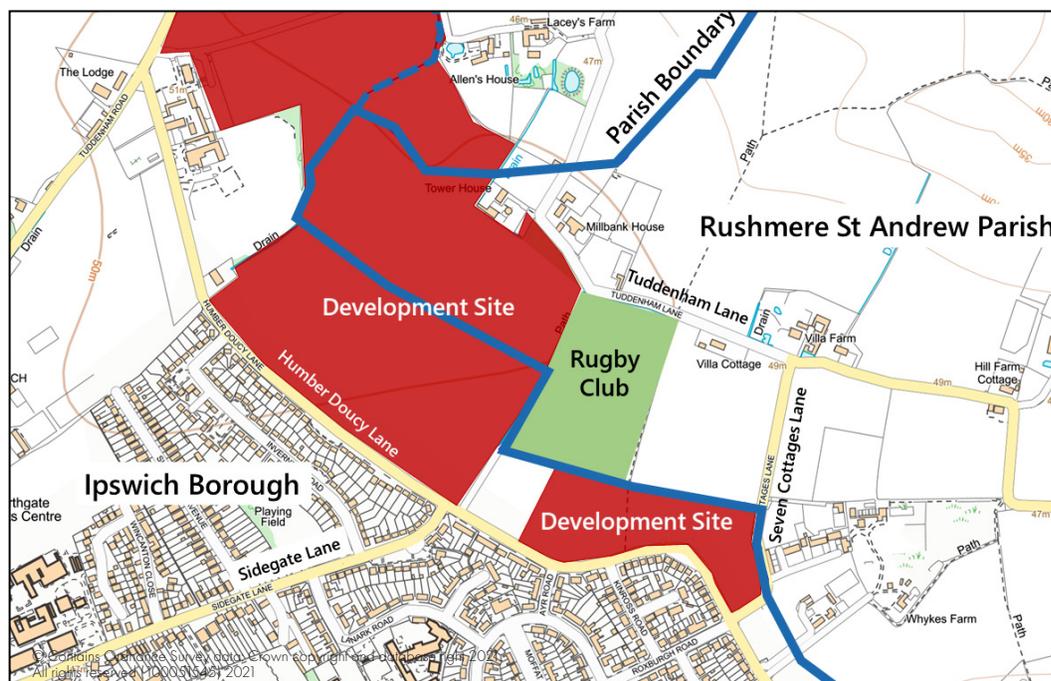
The Planning Strategy provides an overarching guide as to where new development can and can't take place. A new Local Plan for the former Suffolk Coastal area was approved by East Suffolk Council in 2020. The Neighbourhood Plan has to conform with the Local Plan.

For Rushmere St Andrew, the Local Plan defines "Settlement Boundaries" around the main built-up areas of the parish, outside of which proposals for new development will only be permitted in exceptional and specified circumstances. The Local Plan also protects the open area adjoining much of Humber Doucy Lane and including the sports pitches as important open spaces.

The Neighbourhood Plan does not identify any further sites for new housing over and above those already with planning permission and yet to be built, but the development of suitable "infill" plots within the Settlement Boundaries is supported in principle.

Land at Humber Doucy Lane

The main implication of the Local Plan for the parish is the proposal for housing north of Humber Doucy Lane and straddling the boundary with Ipswich Borough. In all, it is anticipated that around 650 homes will be built on the site and the Neighbourhood Plan cannot overturn this proposal.



The Neighbourhood Plan requires:

- the provision for a significant reinforcement of existing planting and additional tree planting along the northern boundary of the site adjoining Tuddenham Lane and in the vicinity of existing homes off Tuddenham Lane.
- the planting scheme should be designed to maintain the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this part of Rushmere St Andrew.
- No new vehicular access onto Tuddenham Lane and Seven Cottages Lane.

Landscape and Natural Environment

The Residents' Survey indicated that there is strong support for the natural environment and a recognition of its role in reinforcing sense of place and providing a quality environment in which to live. Our update in March provided information about the content of a Landscape Appraisal that was commissioned as part of preparing the Plan. The outcome of that work has provided the basis for measures to protect the special characteristics of the parish including important views, especially north of the village across the Fynn Valley.

The Neighbourhood Plan requires:

- the conservation and enhancement of the landscape character of the parish; and
- that development does not have a detrimental impact on identified important views.

Across the parish the influence of trees and hedgerows play a significant role in determining the character of the area and their retention and enhancement will be supported.

The Neighbourhood Plan requires:

- that the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and watercourses as a result of development is avoided.
- Where loss is necessary measures to replace and mitigate the loss should be provided, including as part of an access to a site.

Around the Foxhall Road area of the parish, including around Broke Hall Primary School and Arundel Way, there is no distinct separation of the parish and greater Ipswich. This is distinctly different around Rushmere Street where a gap remains between the village and the development on Humber Doucy Lane. The Plan identifies this gap as something to protect so that the remainder of the parish does not lose its identity as a distinct settlement.

The Neighbourhood Plan:

- Reinforces the open space designation in the Local Plan by identifying an “important gap” between Rushmere St Andrew village and Humber Doucy Lane.



Community Aspirations

For our Landscape and Natural Environment, a range of aspirations are proposed including:

- Wildlife management on The Heath,
- Developing wildlife projects including “re-wilding” areas,
- Identifying and protecting ancient and veteran trees,
- Plugging gaps in hedgerows and tree belts, and
- Planting 2,500 trees over a five-year period.

Historic Environment

There are just five Listed Buildings in the parish and no designated conservation area, but the built heritage is very important to the identity of our parish. Our March leaflet identified a number of properties that have special qualities or historic association and make a “positive contribution” to the character of the parish.

The Neighbourhood Plan identifies the following “Non-designated Heritage Assets” where their character, history and surroundings will be taken into account by East Suffolk Council when considering planning applications

- | | | | |
|----|---|----|-----------------------------|
| 1. | The old shop terrace, Holly Lane | 5. | 148 and 150 The Street |
| 2. | The Old Forge and Blacksmiths House, The Street | 6. | The Lodge, The Street |
| 3. | The cottages opposite The Forge, The Street | 7. | The Limes Lodge, The Street |
| 4. | The two cottages on South of Playford Lane | 8. | Rush Cottage, Playford Road |

- | | |
|---|--|
| 9. Colombia House, Playford Road | 16. Villa Farm, Tuddenham Lane |
| 10. The Carmelite Nuns House, 23 Birchwood Drive | 17. The Water Tower, Bixley Drive |
| 11. The Cottage, The Street | 18. Bixley Hall, Bixley Drive |
| 12. The Old Rectory, The Street | 19. The Golf Hotel, Foxhall Road |
| 13. The Old Church Hall, Humber Doucy Lane | 20. The former Falcon PH and adjoining cottages, Playford Road |
| 14. Baptist Church / The Chapel, The Street | |
| 15. The Old School (Community Hub), Humber Doucy Lane | |

Rushmere Village Special Character Area

Although there is no designated Conservation Area in the Neighbourhood Area, properties along The Street and the environment in which they sit do, in combination, have distinct qualities that are of high environmental value.

The Neighbourhood Plan designates the area on the northern side of The Street as a Special Character Area.

Development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.



SPECIAL CHARACTER AREA

Development Design

As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines and Codes have been prepared for the parish.

Development proposals will be expected to have regard to the local character as well as the overall Design Guidelines for the parish, expressed in design principles addressing:

- Site Layout
- Well-connected roads and footpaths
- Maintaining the local character
- Quality of place
- Sustainability

Few, if any, homes in the parish are located within flood zones and therefore the risk of flooding from watercourses is minimal. However, many roads, in particular, suffer from surface water flooding after heavy rain. New development will need to manage water run-off from hard or impermeable surfaces to reduce the risk of flooding.

The Neighbourhood Plan seeks to ensure that new development meets design criteria that include:

- Minimising impact on existing residents
- Providing adequate car parking on-site and including vehicle charging points

- Providing suitable ducting for superfast broadband
- Minimising water run-off and flooding
- Maintaining and improving highway safety
- Not allowing new homes to be built in the rear gardens of existing homes.

Services and Facilities

Residents of the parish are well placed to access services and facilities due to its location on the edge of Ipswich, but it is important that there remains an appropriate level of services at a local level to meet day to day needs of residents.

During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and where there is no demand, or it is not viable for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven.

The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. The loss of any sport and recreation facility will have a significant impact on the provision of opportunities to participate in fitness and sport and it is essential that these facilities are maintained and improved to support healthy lifestyles in future years.

The Neighbourhood Plan:

- Identifies existing services and facilities where proposals for their enhancement will generally be supported and where any loss to other uses will need to demonstrate that there is no longer a demand
- Protects existing playing fields and sports facilities from being lost unless it can be demonstrated that there is a surplus of facility to meet local needs or that replacement facilities will be provided in an equally accessible location
- Enables the expansion of playing fields and sports facilities as long as adequate car parking can be provided on site.

Community Aspirations

For services and facilities, a range of aspirations are proposed including:

- Older children "kick-about" facility and teenagers play facilities
- Enhanced provision of litter and dog waste bins

Highways and Travel

Neighbourhood Plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.

Community Aspirations

The Neighbourhood Plan promotes safer and sustainable travel through a number of aspirations, including:

- Promoting and developing public transport initiatives
- Traffic calming and a 20mph zone on Rushmere Street
- Initiatives to address speeding vehicles
- Making the use of footways safer as well as additional safe-cycling routes and additional safe crossing points on Woodbridge Road
- A public rights of way review, including assessing their accessibility to all users

Feedback

The full version of the Plan is available to download at
<http://rushmerestandrew.onesuffolk.net/>

If you do not have access to the internet, paper copies will be available to view at the Parish Council Office and Kesgrave Library.

Parish Council Office: Monday - Thursday 10.00 - 1400

Please phone the Parish Office before travelling to make sure staff are available Telephone: 01473 711509

Kesgrave Library: Monday 0900 - 1200 Tuesday 0900 - 1200, 1430 - 1700
Wednesday 1430 - 1800 Thursday 1430 - 2000
Friday 0900 - 1200, 1430 - 1700 Saturday 1000 - 1700
Sunday 1000 - 1500

Drop-in Events

We'll be at:

Village Hall, Humber Doucy Lane on Saturday 18 September between 14.30 and 18.30

Tower Hall, Broadlands Way on Tuesday 28 September between 14.30 and 18.30

where you'll be able to find out more about the Plan and talk to members of the Working Group.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

The above venues and contacts will also have printed response forms which you can complete and leave in the post boxes provided or post back to the Parish Council.

**We want your comments, even if you support everything in the Plan.
COMMENTS MUST BE RECEIVED BY MONDAY 1 NOVEMBER -
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME.**



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