

Stanstead

Neighbourhood Plan

Thanks for making the time to visit our event today

It kicks off the preparation of a Neighbourhood Plan for Stanstead

The exhibition explains:

- **what Neighbourhood Plans are**
- **how they're prepared**
- **and seeks your views**



What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

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

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



Neighbourhood Plans...

- are prepared by the Parish Council as the “responsible body”, but support is needed from residents and experts to produce a Plan that provides a solid framework to guide how the village evolves over future years
- have to be prepared in line with Government Regulations
- rely on community involvement throughout their preparation and must be approved in a Parish Referendum before they can be used
- contain planning policies for matters that require planning permission
- must not conflict with the Local Plan or national planning policies
- will need to be backed up by evidence that supports what they’re seeking to achieve
- are intended to allow local people to play an active part in planning their area. They can guide the development and conservation of the area
- attract an uplift to the Parish Council of Community Infrastructure Levy funds (CIL) arising from development in the area from 15% to 25%
- stay in place even if the district council is abolished through re-organisation

GLEMSFORD
NEIGHBOURHOOD
PLAN
2023-2037

Pre - Submission Draft Plan - November 2023

Glemsford Parish Council



LONG MELFORD
NEIGHBOURHOOD PLAN



PREPARED ON BEHALF OF LONG MELFORD PARISH COUNCIL

Hartest
Neighbourhood Plan

2024 - 2037

Pre-Submission Draft Plan
Further Consultation



Hartest Parish Council
October 2024



Acton
Neighbourhood Plan

2022-2037



Acton
Neighbourhood Plan
Referendum Version
Summer 2024



LAWSHALL
Neighbourhood Plan
Review 2021-2037



LAWSHALL
Parish Council
April 2024



LITTLE
Waldingfield
NEIGHBOURHOOD PLAN
2018 - 2036

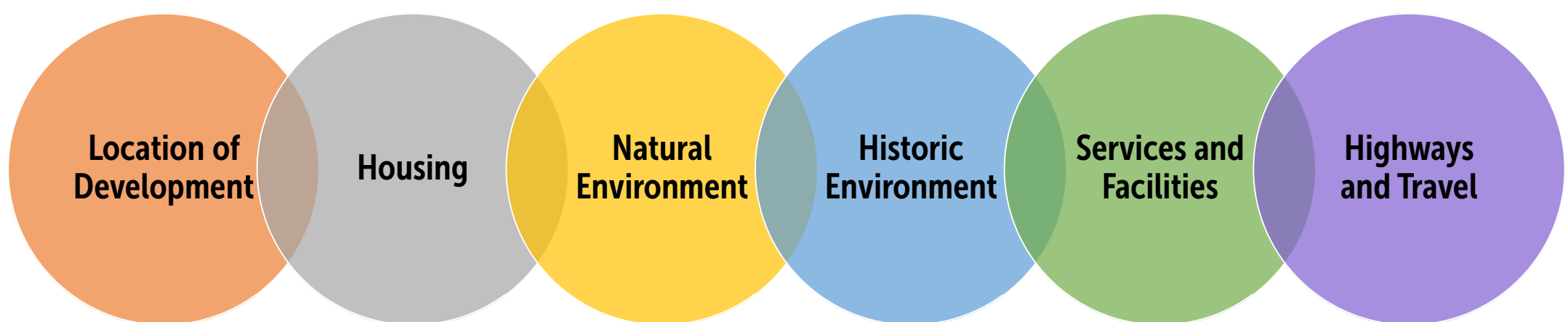
Referendum Plan
Winter 2021/22
Little Waldingfield Parish Council

What do they cover?

Neighbourhood Plans can include proposals for:

- improving areas
- enhancing current and providing new facilities
- re-drawing the Settlement Boundary
- developing sites for housing or other uses
- protecting sites and areas of environmental or historic quality and
- protecting facilities of community importance (such as open space, village halls and recreational facilities)

They typically cover these themes:



Neighbourhood Plans...

Frequently Asked Questions



How long will it take to produce a neighbourhood plan?

Typically, most of our work can be completed in 2-3 years.

How much does it cost to do a neighbourhood plan?

Preparing the Plan shouldn't cost the Parish Council anything. Government grants generally pay all the costs, and free support is available to produce studies such as Village Design Guidance.

What does a Plan look like?

The Plan is a written document, typically of around 40-50 pages, covering a number of planning related topics. It would also include maps and illustrations.

Who prepares the Plan?

A Working Group of volunteers formed by the Parish Council has the responsibility for preparing the Plan. Planning consultants can help do the technical work, paid for by the Government grants.

What else can a neighbourhood plan cover?

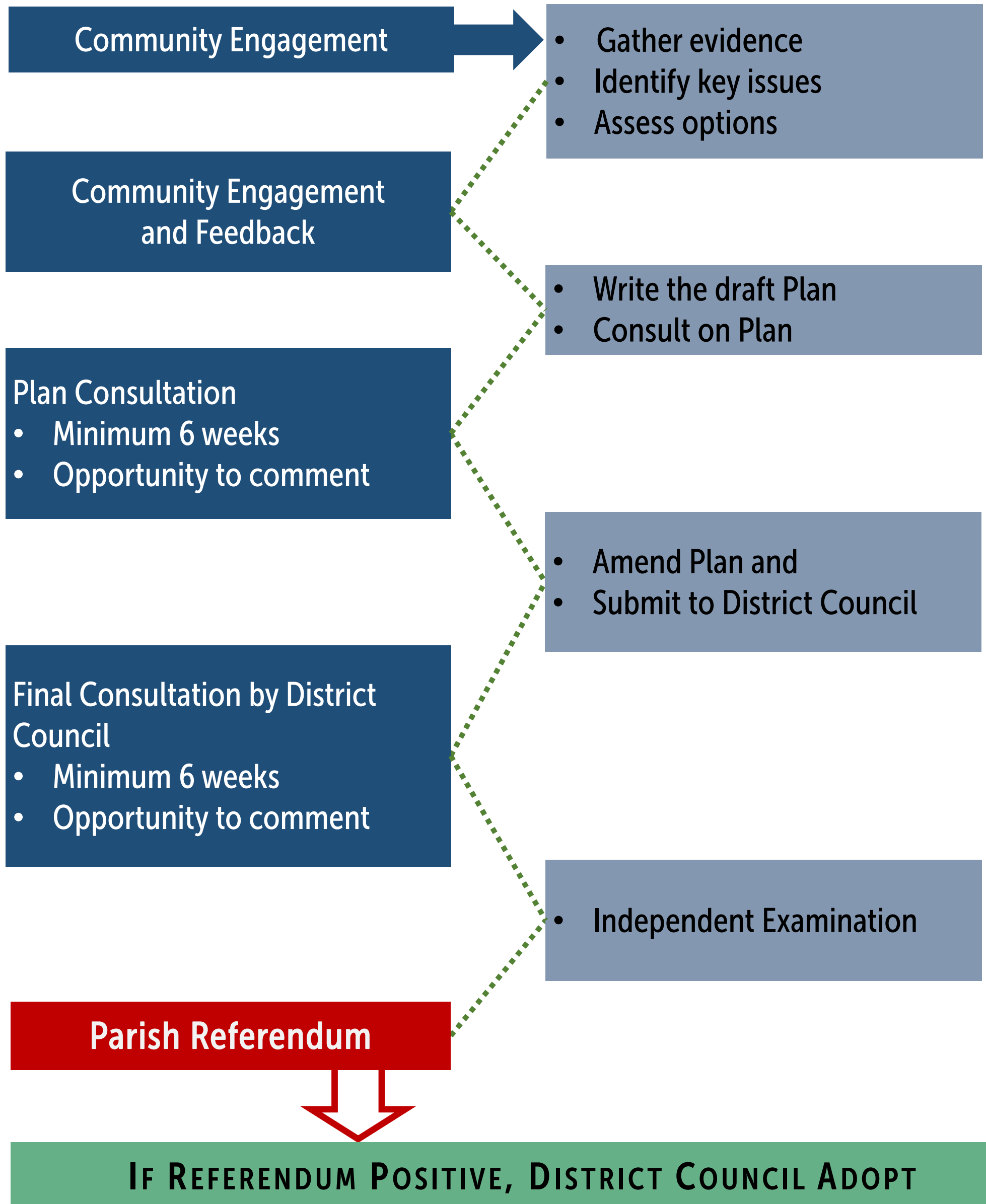
Although Plans have to focus on planning matters (things that needs planning permission) they can include non-planning proposals to address areas of concern or ambitions of the community.

How are they approved?

- The Plan, once drafted, has to be the subject of local consultation.
- It is then assessed by an independent Neighbourhood Plan Examiner.
- The Examiner may require some changes to ensure the Plan conforms with national and local planning policies.
- The Plan will then be the subject of a Parish Referendum, held in the same way as a local election.
- If more than 50% of those that vote approve of the Plan, it must be adopted by the District Council.

The Process

The process for preparing a new neighbourhood plan is guided by government regulations and so there is no short cut.



Are they worth it?

Put simply, yes, they are

When a planning application is decided, the District Council starts with looking at what the Local Plan and Neighbourhood Plan says about how proposals should be considered. This will remain the case under any new unitary authority.

Likewise, if a planning application is refused and the applicant appeals the decision, Government Planning Inspectors have to take the same approach.

Example:

Outline Planning Application - 15 Dwellings (including 5 affordable).
Land West Of Willows Nursing Home, Bury Road, Lawshall

Site located outside Settlement Boundary

Refused by Babergh DC:

The proposed development, by virtue of its scale, density, siting and location would result in the loss of a valued settlement gap, harmful to the local character of the Lawshall village, contrary to Policy LAW3 and LAW9 of the Lawshall Neighbourhood Plan 2017, Policy CS11 and CS15 of the Babergh Core Strategy (2014) and paragraph 170 of the National Planning Policy Framework.

Refused at Appeal

I conclude that the appeal scheme would have a harmful effect on the setting of Lawshall within the wider landscape. The development is therefore contrary to Policies CS11 and CS15 of the Babergh Local Plan 2011-2031 Core Strategy and Policies (Part 1 of the New Babergh Local Plan) (2014) (the Core Strategy and Policies) and Policies LAW3 and LAW9 of the NP.

Example:

Construction of up to 9 dwellings with associated vehicular access.
Melford Road, Lawshall.

Site located outside Settlement Boundary

Refused by Babergh DC:

The proposal is contrary to the Babergh Core Strategy, Babergh Local Plan and the Lawshall Neighbourhood Plan (Policies LAW1 and LAW3 2017 - adopted 2017), which are consistent with the aims of the National Planning Policy Framework 2021.

Refused at Appeal:

I conclude that the proposed development would not be in a suitable location for new residential development. As a result, it would fail to accord with policies CS1, CS2, CS11 and CS15 of the BCS which collectively set out the development strategy for the area. It would also fail to accord with policies LAW1 and LAW3 of the Lawshall Neighbourhood Plan (2017)

What if we don't prepare a Plan?

Planning decisions will continue to be made by the District Council but without having locally based evidence and policies to inform the decision.

For example, they do not have locally specific design guidance for new development or identified important views that could be harmed by development.

The District Council could impose sites for housing on the village rather than taking that decision locally in the Plan.

Our progress

Designation

The first stage in preparing a Plan is to get the parish designated as the “Neighbourhood Area” by the District Council. Babergh did this on 3 December 2024.

Grant

The Parish Council has been awarded an initial government grant to cover the cost starting work. All future costs in preparing the Plan should also be covered by government grants.

Specialist Studies

As part of the free government support for producing a Neighbourhood Plan, we have applied to have Design Guidance, and a Housing Needs Assessment prepared for the village. At present these have not been approved in this financial year, but we will try again later in the year when the grant programme re-opens,



Professional Support

The Parish Council has secured the services of Suffolk based Places4People Planning Consultancy. They are experts in the field of neighbourhood planning and have helped parish councils across the East of England to prepare plans, including Glemsford, Hartest and Lawshall.

Content

Preparing a Neighbourhood Plan provides an opportunity for us to identify what's important about the village, what should be preserved, opportunities for improvement.

We may also need to consider identifying a site or sites for housing development over the next 15 years. See the Local Plan board later in this display.

Our Plan could also:

- designate important green spaces and protect them from development
- identify key features of the landscape and protect important areas
- set criteria for the design of all new development that will reflect local styles and materials
- identify important views
- identify facilities to be protected.



It also provides an opportunity to explore whether there are local initiatives that we, as a community, could bring forward

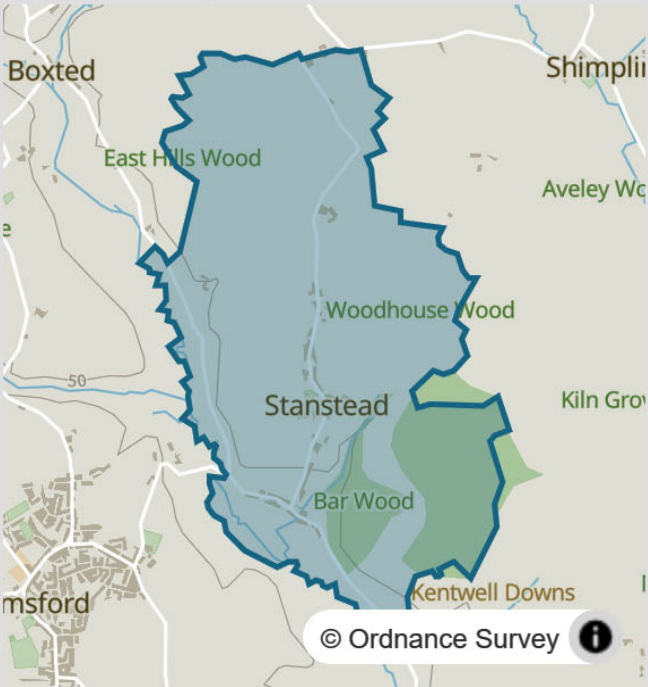
“Community Aspirations” can be included in the Neighbourhood Plan addressing matters that are not planning related. For example, encouraging tree and hedge planting or establishing community events.

You will be able to have an input into these as the Plan progresses.

Stanstead in numbers

Stanstead

Area map



Population

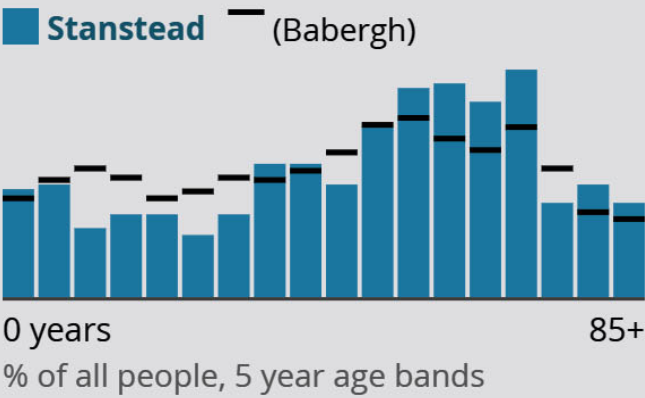
360

people

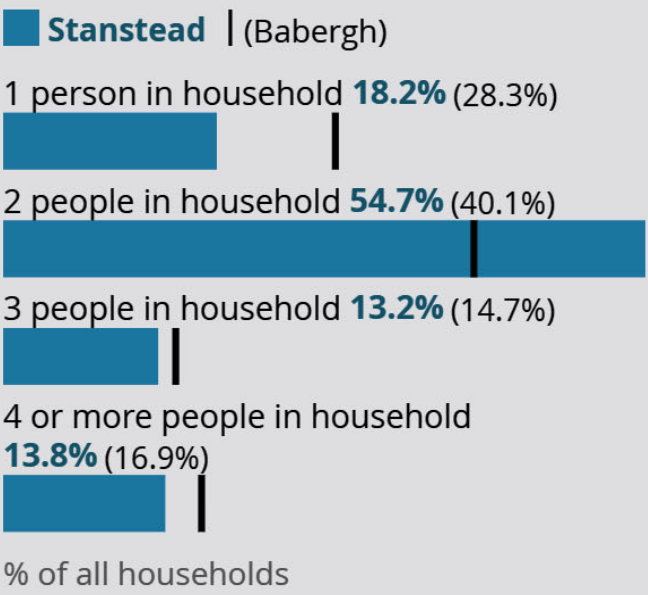
92,300 people in Babergh

Rounded to the nearest 10 people

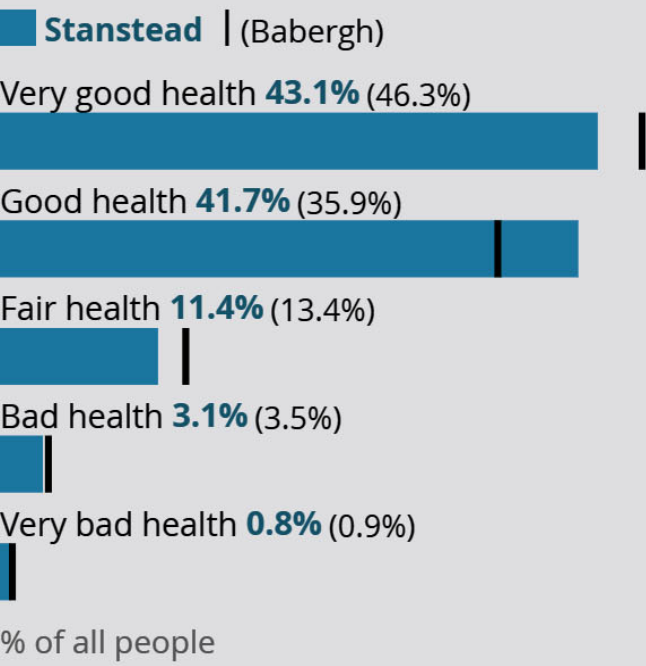
Age profile



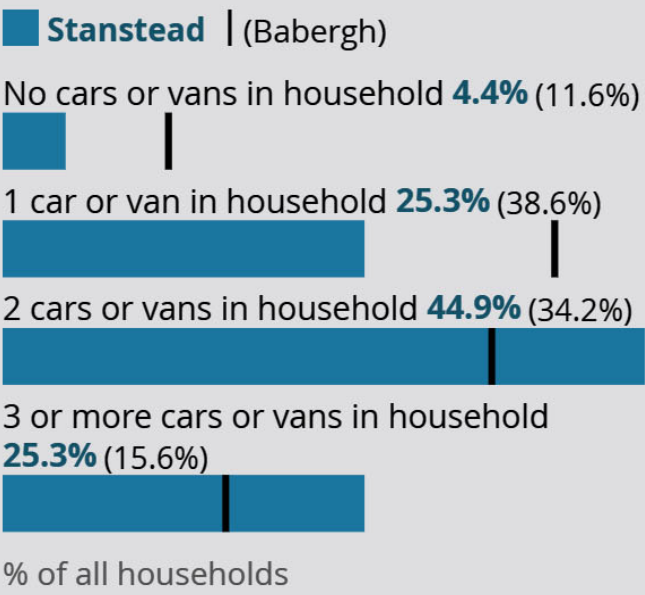
Household size



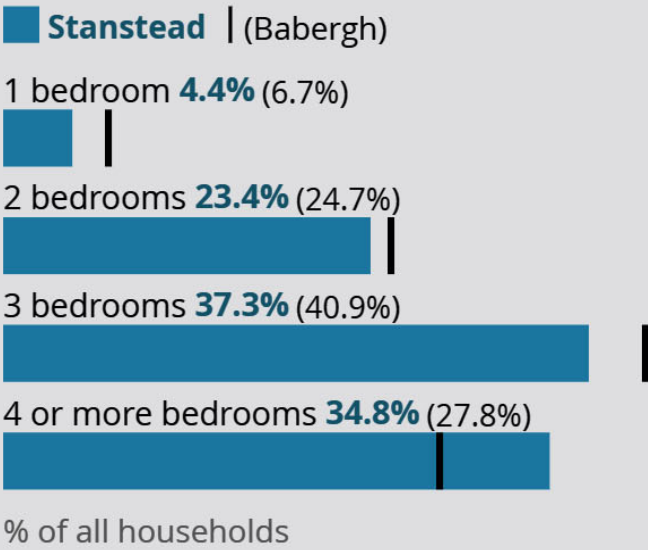
General health



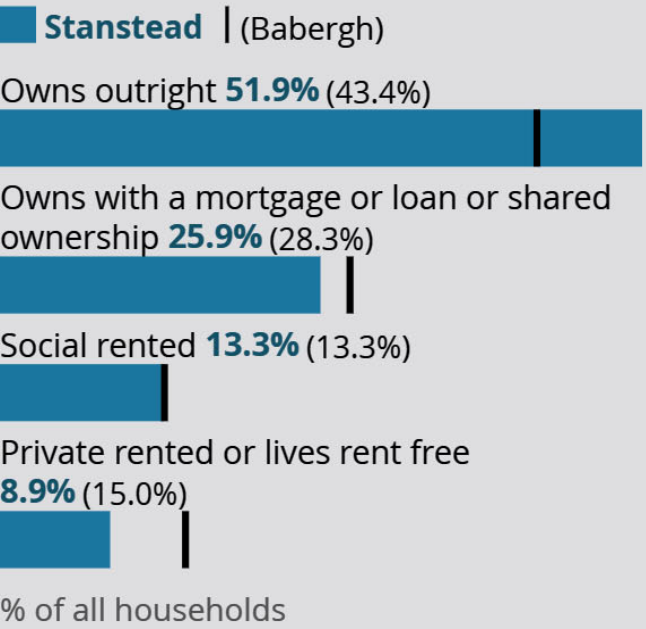
Number of cars or vans



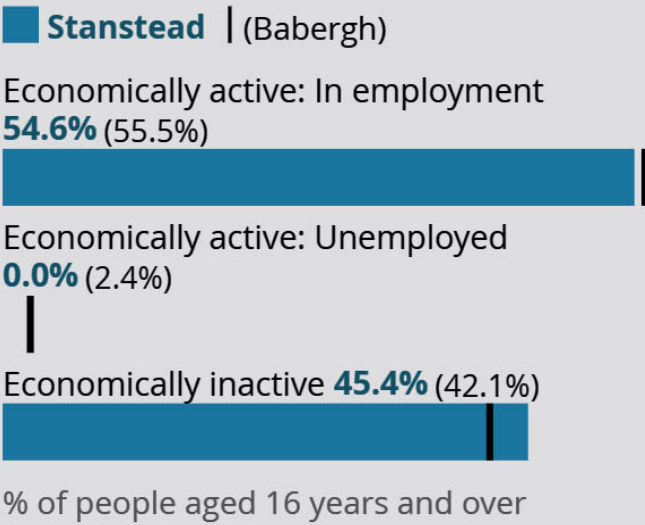
Number of bedrooms



Tenure of household



Economic activity status



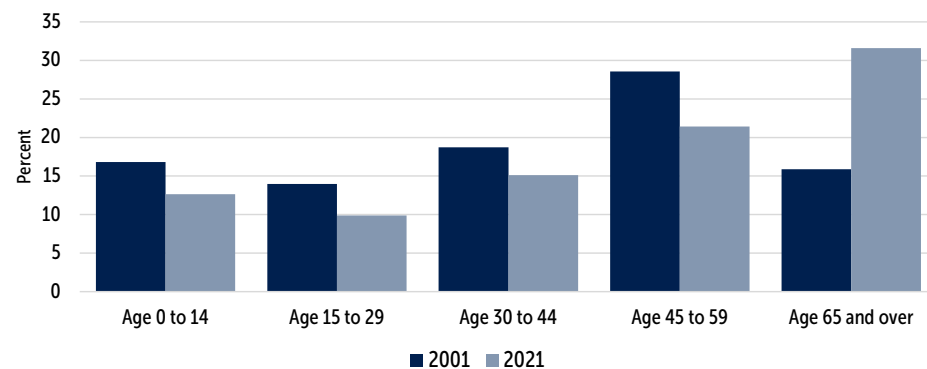
Stanstead facts

The 2021 Census results show that:

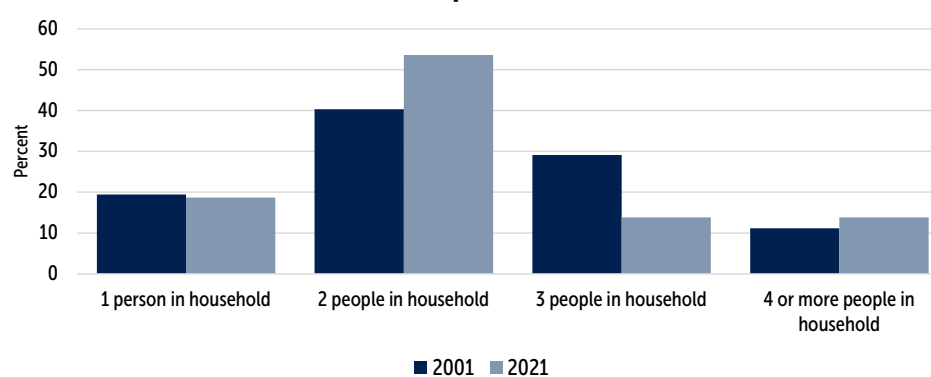
- the parish population has increased by 15% between 2001 and 2021
- The most significant change is the proportion of residents aged 65 and over, with over 30% in that age group compared with just over 15% in 2001
- There were 30 more dwellings in the parish in 2021 than in 2001
- In 2001 13% of households had 3 or more cars. By 2021 that had increased to 25%.

There are 19 listed buildings in the parish plus three Sites of Special Scientific Interest and Great Wood is a County Wildlife Site

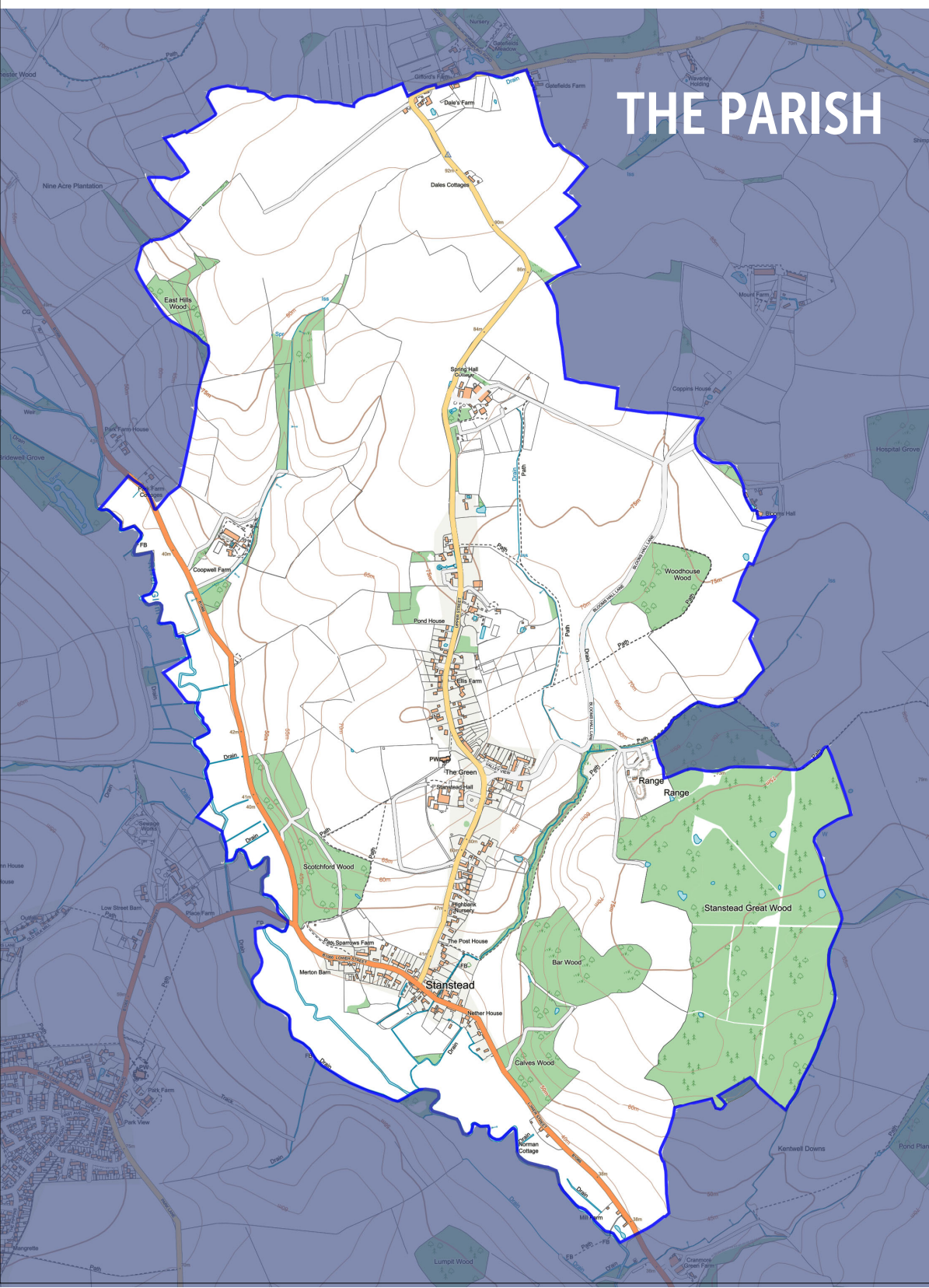
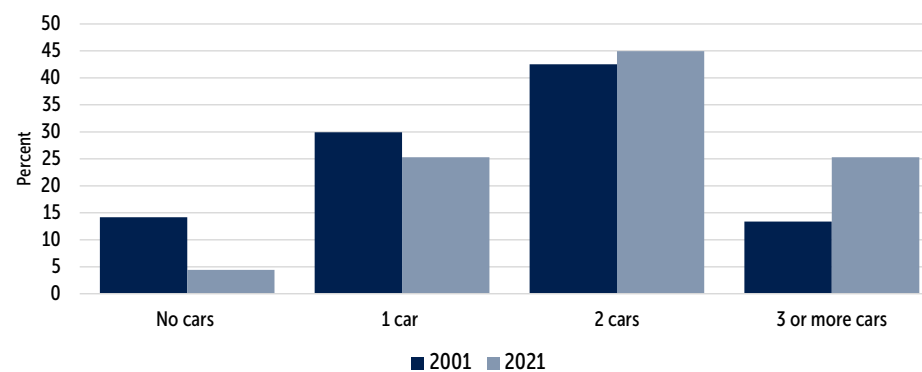
Age Structure Comparison 2001 & 2021



House Size Comparison 2001 - 2021



Car Ownership Comparison 2001 & 2021



The Local Plan

Our neighbourhood plan will have to conform with the current Babergh Local Plan

For new development it says:

“Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time.

The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan.”

The current settlement boundary was defined in 2006 and is considerably out-of-date. It is illustrated on the map, along with listed buildings in that area.

Outside the settlement boundaries, development is only supported in prescribed circumstances.

New Local Plan

The District Council has commenced the preparation of a new Local Plan which will identify the amount and locations of growth to at least 2040.

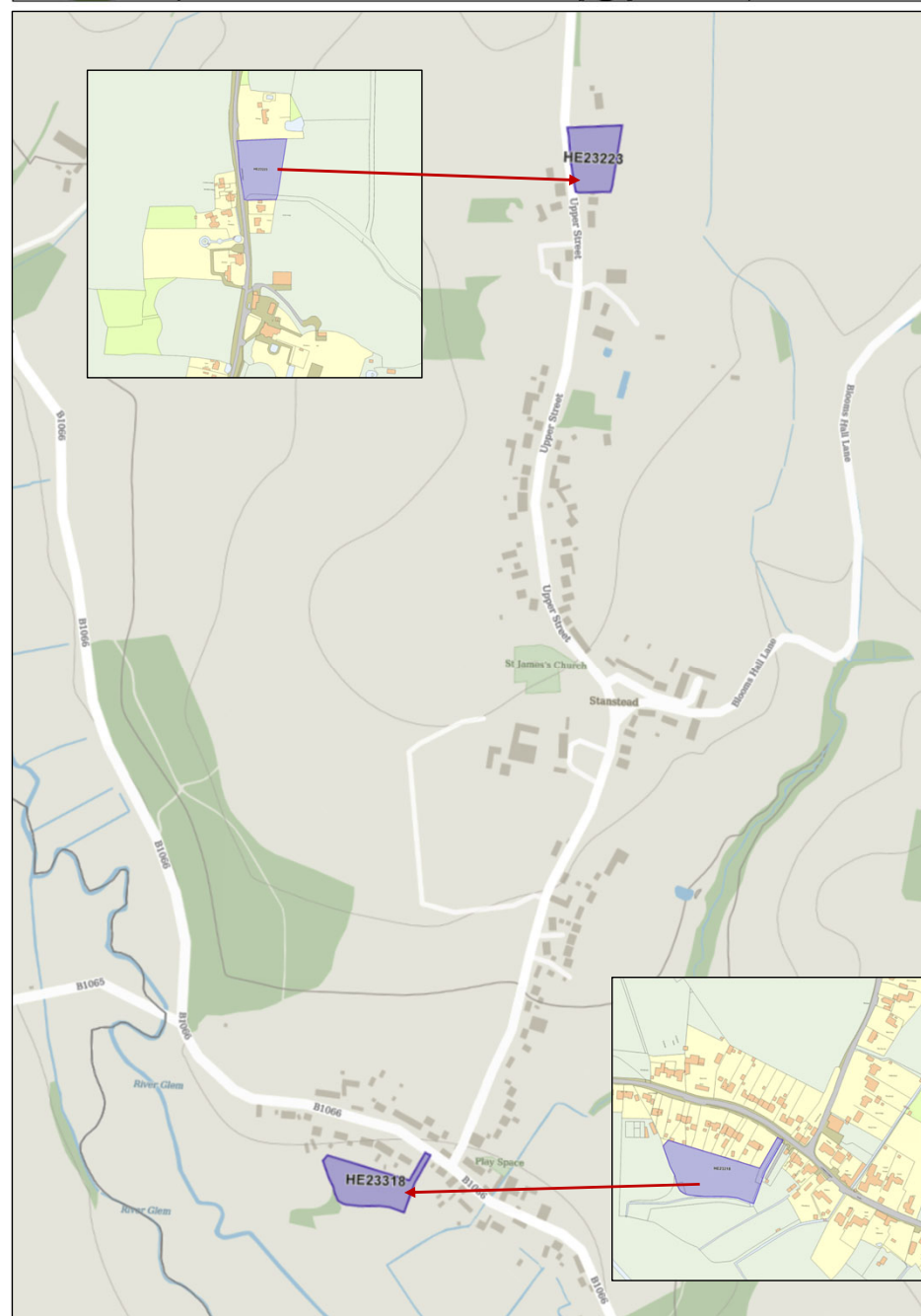
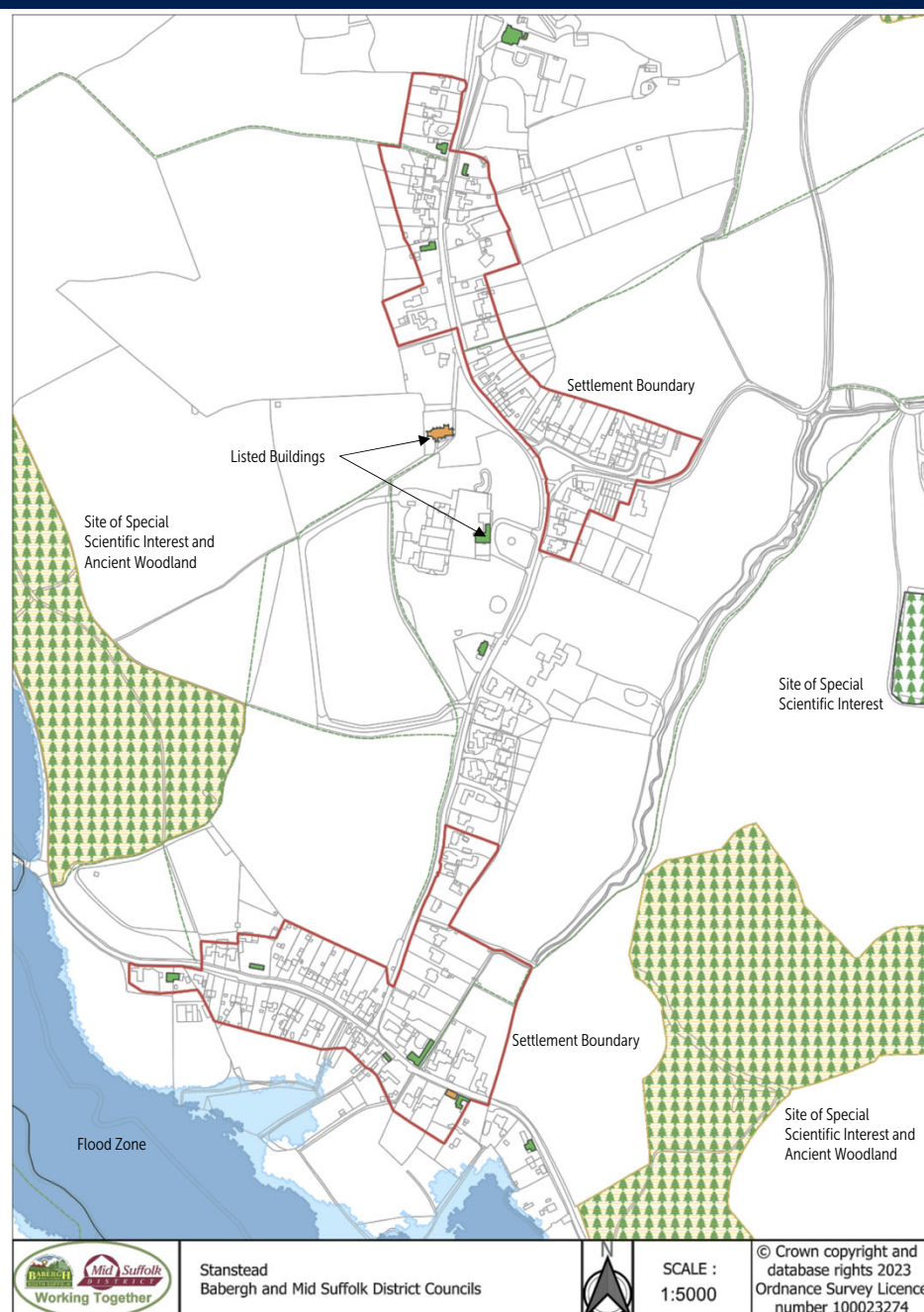
It is at a very early stage and will not be complete until 2029.

Babergh have to plan to increase the amount of housing built from the current requirement of 416 a year to 775, which will amount to almost a 40% increase in the number of homes in Babergh in the next 20 years.

The Local Plan is expected to identify the minimum amount of housing that will be required in Stanstead.

Early last year the District Council asked landowners and developers to identify any sites that they would like considered for development across the district. The map illustrates those sites which were put forward.

The identification of these sites does not mean that they would be allocated for development.



How you can get involved

Our Working Group

The best Neighbourhood Plans are produced by a small group of volunteers assisted by professional planning consultants.

Working Groups typically meet once a month, but often would not need to meet when consultants are working on reports.

The Working Group will have the support of the Parish Council and be involved in the following tasks:

Working Group	Others
Residents' Survey	
Residents' Survey Design	Our consultants print and host online
Deliver survey forms	
Residents' Survey input of paper returns	Our consultants run the results report
Analyse results – what are the headlines?	
Specialist reports	
Meet consultants and provide information	Consultants will produce draft report
Review draft report	Our consultants will also review draft report
Information gathering	
Could include Census data and other local matters	Consultants provide guidance
Community Engagement	
Ensure opportunities are taken to keep residents up to date	Consultants will provide material for engagement
Plan Preparation	
Agree content	Consultants will write the Plan
Review draft Plan and agree amendments	Prepare final draft Plan ready for consultation
Consultation	
Assist with consultation by attending drop-in events, delivering leaflets	Consultants will provide full back up

If you would like to be involved, please talk to someone today or complete the postcard and drop it in the box provided



Your feedback

What do you cherish about living in Stanstead?

● ●
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback

Your feedback

What would you like to see change in Stanstead?

Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback

Your feedback

What issues you do think Stanstead faces over the next 15 years?

● ●
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback