



Appendix A

Community Governance Review

Final Recommendations

February 2024

Onehouse and Stowmarket

We are committed to the principles of fairness and respect at
Babergh and Mid Suffolk District Councils

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1. The Review

1.1. When to undertake a Community Governance Review

Under the Local Government and Public Involvement in Health Act 2007, District Councils have a responsibility to undertake Community Governance Reviews.

The Council:

- has a duty to conduct a district-wide review every 10-15 years.
- must respond to requests for reviews e.g. from a Parish Council
- must undertake reviews in response to a Community Governance Application from a “neighbourhood forum”.
- must undertake reviews in response to a valid Community Governance Petition.

This Community Governance Review has been undertaken as part of the Council’s duty to conduct a district-wide review every 10-15 years. It should be noted however that Stowmarket Town Council originally requested a review for their area in 2017. As permitted in law, the Council declined to do so at that time as a Local Government Boundary Commission for England (‘LGBCE’) review of the district ward boundaries was being conducted at that time.

1.2. The purpose of a review

The purpose and legal requirements of reviewing community governance arrangements is to ensure they:

- Reflect the identity and interests of the community in that area;
- Provide effective and convenient local government – ‘viability in the provision of services’; and
- Take into account other arrangements for community representation / engagement.

1.3. The Scope of a review

Community Governance Reviews can cover the whole structure of the parishes in a local authority, or have a narrower focus, for example, councillor numbers in a particular parish. They can recommend creating new parishes, amend existing parishes, name them, establish parish councils, and make electoral arrangements. They can also make recommendations about grouping or de-grouping parishes.

1.4. Authority within a review

The Council can decide whether to give effect to recommendations made in these reviews save for any consequential recommendations for related alterations to the electoral areas that require approval of, and implementation by, the Local Government Boundary Commission for England ('LGBCE').

1.5. The Current Review

Mid Suffolk District Council agreed to conduct this stage of the review at full council on 26 January 2023. The report and the legal basis on which the review is conducted, along with the terms of reference for this review can be found here:

- [Mid Suffolk Council CGR Report 26 January 2023](#)
- [Mid Suffolk Council CGR Report 26 October 2023](#)
- [Terms of Reference Community Governance Review 2023](#)

The Council resolved:

- That Council agree the recommendations in [Appendix A](#) relating to Badwell Ash and Long Thurlow Parish Council, Fressingfield Parish Council, Thurston Parish Council and the creation of Baylham Parish Council.
- To agree the Further Reviews detailed in [Appendix B](#). – a further period of review for Battisford and Combs, and Onehouse and Stowmarket in light of the previous insufficient timescale and requirement by the LGBCE for a level of public consultation to be able to consider the changes requested.

1.6. Legislative obligation for public consultation

The 2007 Act requires that local people are consulted during a community governance review, that representations received in connection with the review are

taken into account and that steps are taken to notify them of the outcomes of such reviews including any decisions.

There are no statutory periods for consultation, however the Local Government Association recommends a 6-12 week period for a consultation exercise, and the Association of Electoral Administrators supports councils following usual timescales for other consultations.

- [LGA on consulting residents](#)
- [Guidance on community governance reviews \(lgbce.org.uk\)](#)
- [Local Government and Public Involvement in Health Act 2007 \(legislation.gov.uk\)](#)

There is no statutory obligation to write out to all households as part of the consultation. Section 93(2) of the Local Government & Public Involvement in Health Act states “*it is for the principal council to decide how to undertake the review.*” Due to the nature of this Community Governance Review it was agreed by the Working Group and Council to write to every household in Stowmarket and Onehouse. This is considered to be best practice and intended to encourage higher levels of engagement.

Where proposals for related alterations are submitted to the LGBCE, it will expect to receive evidence that the Council has consulted the public as part of a community governance review and the details of the outcome of that review.

Further guidance on Community Governance Reviews may be found at the [gov.uk site](#).

1.7. Community Governance Review Summary Timeline

Timeline	Action
July 2023 to September 2023	Initial Consultation.
September 2023	Considerations of responses and drafting of recommendations.
November 2023 to January 2024	Further Consultation on draft recommendations.

January 2024 to February 2024	Formulation of final recommendations and publication of consultation results.
22 May 2024	Final recommendations to be considered by Council. Council to either adopt and publish recommendations, to allow for a period of comments before taking a decision, or to adopt a different option.
The next Council meeting following a final comment period.	Council to approve their recommendations and to make re-organisation order as necessary.

1.8. Consultations within the current review

The review conducted a new initial consultation, held between July and September 2023. This was held with all former stakeholders from the initial consultation, including the Parishes, Town, MP, Suffolk County Council, District Councillors, and open for any additional public responses for the period.

Council met on 26 October 2023 and agreed for the further consultation to take place based upon the draft recommendations of the Working Group. The further consultation was initially to run from 10 November until 22 December, but at the request of the District Councillor for Onehouse this was extended to 10 January 2024 due to unforeseen delays with the print service which was not able to dispatch the last of the information packs until 15th November 2023.







In regard to national legislation, the Council is under no obligation to provide printed copies to residents, however, this method of engagement was chosen and supported by full Council to encourage a higher level of response.

The final turnout of the Onehouse and Stowmarket further consultation was 848 responses. This accounts for 35.79% of households in Onehouse, 7.42% of households in Stowmarket and a combined percentage of 8.72% of all households within the two areas concerned within this Community Governance Review.

1.9. Consultation turnouts

To understand the turnout figures received during the further consultation period regard was paid to previous Community Governance Reviews in other Council areas. The list is not exhaustive and does not exclude the possibility of other Community Governance Reviews past or future exceeding figures shown within the table below. However, it can be noted that Community Governance Reviews

do not typically receive a high level of engagement. Additionally, Community Governance Reviews will yield a higher turnout when the areas in question are smaller parishes, rather than larger Towns.

Council	Links	Household number	Responses	Rate	Comments
 Dorset Council	Dorset Council for Bridport Town Council	~6360	151	2.37%	Overwhelming, Significant, Exception level of support
 MID SUSSEX DISTRICT COUNCIL	Mid Sussex for Burgess Hill Town	12300	89	0.72%	Appreciable number
 NORTH YORKSHIRE COUNCIL	North Yorkshire for Scarborough	8913	538	6%	-
	North Yorkshire for Eastfield	3,126	151	4.83%	-
 Mid Suffolk DISTRICT	Mid Suffolk District Council for Onehouse and Stowmarket	9724	848	8.72%	-
 Chelmsford City Council	Chelmsford City Council for Chelmsford Community Gardens	~10,000	262	2.62%	-
 West Suffolk Council	West Suffolk District Council District Wide	~180000	106	0.06%	-

The Working Group is satisfied with the volume of consultations received within the consultation period. The volume of responses justifies the Council decision to send hardcopy documentation to every household in the affected areas. The Working Group has noted Stowmarket Town Council's and Stowmarket district councillors' concerns, raised during the consultation, that the nature of the consultation and in particular a lack of plain English within the questionnaire is likely to have reduced the potential response rate and in particular from those who might otherwise have supported Stowmarket Town Council's preferred option. The Working Group does not agree with this view.

1.10. Working Group Recommendations

Reasons for Recommendation:

1. The current boundary between Stowmarket and Onehouse does reflect the identities and interests of the communities of the area.
2. There is still effective and convenient local government as the Parish/Town boundary would remain co-terminus with the electoral boundary.
3. The Working Group considered the proximity of the Paupers Grave which Onehouse has established historical links with and Area A (in particular Stow Lodge-Former Union workhouse). Area A in turn is not new development but established existing residential complex that identifies already with Onehouse.
4. Area C being the area from the B1115 down to the River Rattlesden is mainly existing residential dwellings which will have identified with Onehouse for some time. There is some limited new development but on balance they are outweighed by the existing established dwellings.
5. Area B to the south of the Paupers Grave/Area A and directly north of Area C is the mainly new development sandwiched between these areas and do identify with Area A/Paupers Grave but not so much with Area C due to lack of connectivity. On balance this area should remain in Onehouse.
6. In considering the proposal for change the Working Group considered community inclusiveness and a sense of community responsibility and pride. It considered a sense of place and local distinctiveness which is clear from the positioning and links to the Paupers Grave.

Each stage of consultation, as well as a site visit, has been taken into account by the Working Group in determining their final recommendations to Council.

1.11. Submissions/Comments

During the consultation held between July and September 2023 responses were received from:

Stowmarket Town Council - Clerk

Onehouse Parish Council - Clerk

Cllr Keith Scarff - County Councillor (declared Stowmarket Town Councillor)

Cllr Penny Otton – County Councillor

Cllr Miles Row – District Councillor

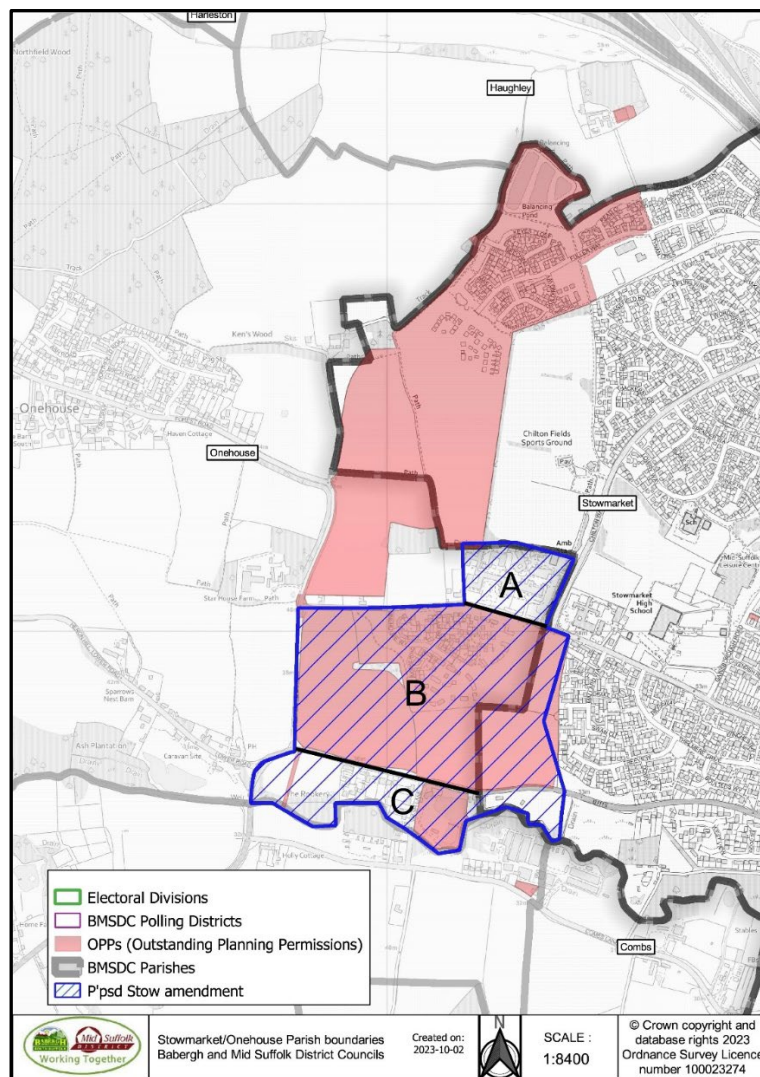
Cllr John Matthissen – District Councillor

2. Current Arrangements and History of the area

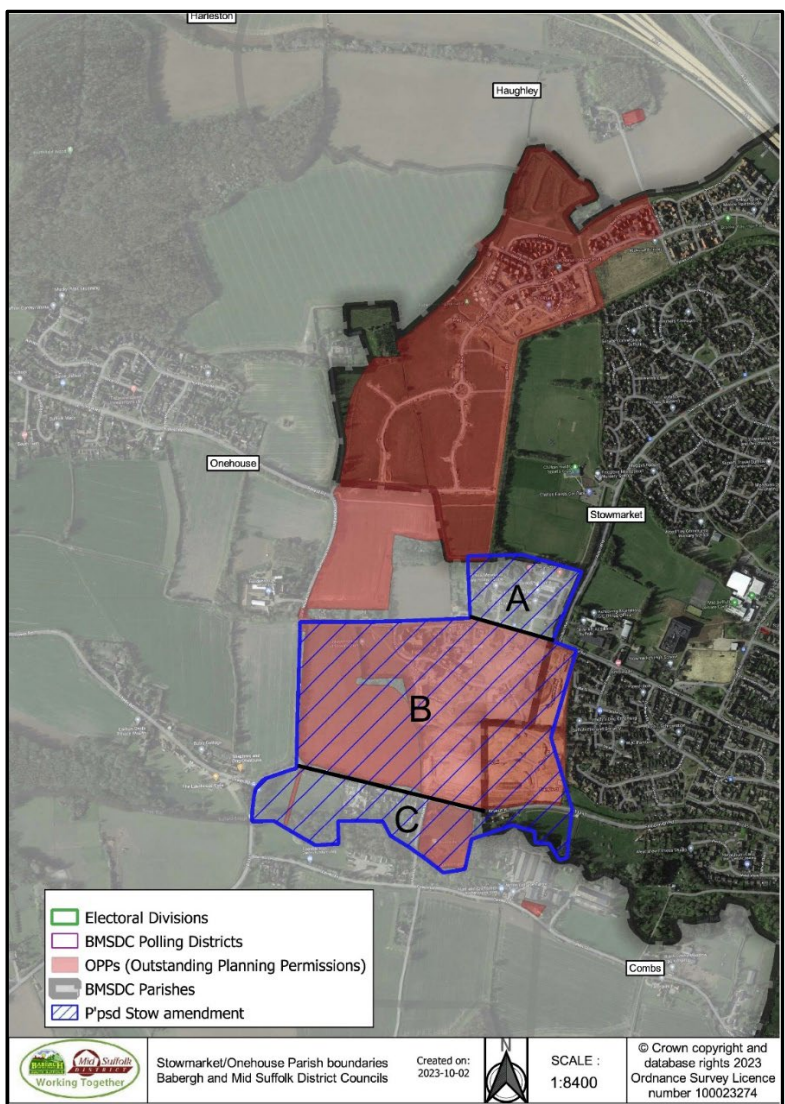
2.1. Current arrangements

The images below show the maps used during the review. The first is an ordinance survey map with the hatched lettered areas displaying the areas of interest within the review. The black dotted line highlights the existing parish/town boundary. To the west is the Parish of Onehouse and to the east is the Town of Stowmarket. This map was provided to all households with their information pack at the beginning of the further consultation.

Map two presents the same area however, with District Councillors reporting a lack of clarity about roads, an additional map with a Google map layer was provided. This replaced the original map on posters and was added to the website.



Map 1. Ordinance Survey



Map 2. Google Map Layer

Parish/Town	Electorate (Oct 2023)	Households (Nov 2023)	Councillors
Onehouse	869	447	7
Stowmarket	15,507	9,277	16
Totals:	16,376	9,724	23

2.2. The Stowmarket Community Governance Review 2013/14

Prior to the current Community Governance Review, the area underwent a previous review in 2013, after an ‘Area Action Plan’ was created for the greater Stowmarket area.

The [Stowmarket Area Action Plan 2013](#) (‘SAAP’) is a non-statutory planning policy document that concentrates on Stowmarket and establishes key developmental issues and possible areas for future growth of the town. The intention stated by the SAAP is to prioritise and make available the allocated sites for development.

Further references and maps can be found in appendix 3 of this report. (SAAP2013, p5: 1.18 & 1.19)

The main means of public participation for the 2013/14 review was a questionnaire through the Council website. A letter (below) was also sent to the residents of Onehouse to gauge the communities' views on the proposals.

Community Governance Review – Stowmarket

As you may know, Mid Suffolk District Council has resolved to undertake a Community Governance Review in respect of the boundaries of Stowmarket, and this therefore affects its neighbouring parishes (Haughley, Onehouse, Combs and Creeting St Peter). The review will also look at Stowmarket's internal wards.

The review is being undertaken because of the potential for 725 new homes to be built in and around Stowmarket, some of which will be in the parish of Onehouse.

Your property is actually in the parish of Onehouse, but if the boundary were to be moved, there is the possibility that your property could then be in Stowmarket.

If that were the case, the Council Tax payable on your property would change, because the amount paid by Stowmarket residents in respect of a Band A property is £49.08 a year higher than that paid by Onehouse residents. However, for those Council Taxpayers who are in receipt of Council Tax Benefit, that would increase.

I am writing to you, because you may therefore wish to let us know your views. The deadline for initial submissions is 14th April 2014.

I have enclosed a questionnaire which will help us to collate all the responses. However, don't be restricted by the questions on that, if you wish to provide us with more information.

The Terms of Reference document is available on the Council's web site. A copy can be sent, on request.

If you wish to make detailed proposals on the location of boundaries or wards it would help if you could mark your proposals on a map. A map of the whole of Stowmarket is available on our web site, and we will provide an A0 size printed copy on request. A list of streets, with the numbers of properties and electors in each, is also available on the Council's web site.

CGR 2013/14: Onehouse letter

The response indicated that 85% (17) of respondents preferred no change to the boundary. Whilst 15% (3), including Stowmarket Town Council and the Mid Suffolk Green Party indicated a preference for the expansion of the town boundary.

The conclusion that the previous Working Group came to, was that the boundary of Stowmarket should be extended to include a part of Onehouse parish, but not to include the properties in proximity to Paupers' Grave and the properties on Union Road, including Stow Lodge.

A follow up letter (below) was issued in request for the occupants' views on their decision and this decision became a part of the Working Group's final recommendations to Council.

Community Governance Review – Stowmarket

I wrote to you in February regarding the Community Governance Review that is being conducted in respect of the boundaries of Stowmarket, and its neighbouring parishes.

The submissions and responses at the first stage have been considered, and the District Council's Community Governance Review Working Group has published a Draft Proposal, and now invites comments on that proposal.

The Working Group has decided that the boundary of Stowmarket should be extended to include part of Onehouse parish, but NOT to include the Paupers' Grave and properties on Union Road, including Stow Lodge.

However, this is not the end of the process, and if you wish to let us know your views on the Draft Proposal, the deadline for responses is 31st August 2014.

Further details and maps can be found on the Council's web site at:

<http://www.midsuffolk.gov.uk/council-business/elections-and-voting/latest-news/community-governance-and-boundary-reviews/>

CGR 2013/14: Follow up consultation letter

The composition of the previous Working Group:

Councillor Melvin (Chairman)

Councillor Kearsley

Councillor Whitehead

Councillor Norris

Councillor Mansel

For further information please access the original report to Council:

[Mid Suffolk Council CGR Report December 17 2014](#)

2.3. Community Governance Review request 2017

In 2017 the district received a request from Stowmarket Town Council to undertake a Community Governance Review.

However, the LGBCE strongly advised against the review because of one being conducted by the LGBCE of the ward boundaries across Mid Suffolk. The district council holds the legislative authority to decide whether or not to commence a

Community Governance Review. The district council noted the LGBCE's view and so decided to postpone any review pending the outcome of the review being undertaken by the LGBCE.

3. Assessment of Submissions

A summary of the further consultation (November 2023 – January 2024) report is noted within this report, and the full consultation report can be found in the accompanying appendices and on the [Community Governance Review website](#).

Whilst acknowledging Stowmarket Town Council's and Stowmarket district councillors' significant concerns about the robustness of the consultation methodology and lack of plain English within the consultation questionnaire, the Working Group found that:

- 73.00% (619) of respondents were in favour of the draft recommendations for no change to the Onehouse and Stowmarket boundary. 145 of these respondents qualified their response as a reflection of the identity of the area and community.
- 17.33% (147) of respondents were in favour of moving the Onehouse and Stowmarket boundary to include areas ABC and Union Road into Stowmarket. 58 of these respondents qualified their response with infrastructure usage, and 48 respondents qualified their response due to the proximity of the area to Stowmarket.
- 100% (52) of the respondents from areas ABC and Union Road were in favour of the draft recommendations for no change to the Onehouse and Stowmarket boundary.
- 14.98% (127) of respondents declared a disability, showing a good level of representation was achieved within the consultation.
- 1.65% (14) of respondents' answers did not match their explanations. Ideally this would be 0%, however it is sufficiently low to provide confidence that the vast majority of respondents understood the questionnaire.
- 4.25% (36) of respondents noted a lack of information. This was reasoned to be around the pro's, cons, and council tax elements. The scope of which falls outside the legal considerations for Community Governance Review.

A list of anonymised responses can be found within the [Consultation Responses report](#).

4. Final Assessment and Final Recommendations

4.1. Assessment

The Community Governance Review process has provided several insights into the Onehouse and Stowmarket boundary matter. This has included:

- Initial assessment from consultation 1
- Site visit
- History and the prior community governance review
- Further consultation report

These have all been taken into consideration by the Working Group in determining their final recommendations.

4.2. The Final Recommendations

Purpose of the Review:

The recommendations are guided by the overarching purpose of community governance reviews, which is to ensure that governance arrangements reflect the identity and interests of local communities. By maintaining consistency with the draft recommendations, the final proposals aim to uphold this fundamental objective and promote effective and convenient local government.

Stakeholder Engagement and Consultation:

The recommendations are informed by extensive stakeholder engagement and consultation processes conducted throughout the review period. Input from various stakeholders, including Parish Councils, Town Councils, County Councillors, District Councillors, and members of the public, has been carefully considered in formulating the recommendations. The high level of engagement and responses received during the consultation phase provides robust evidence supporting the continuity between draft and final recommendations.

Historical Context and Prior Reviews:

The recommendations take into account the historical context and outcomes of previous Community Governance Reviews, such as the 2013-14 review for Stowmarket and surrounding areas. Insights gleaned from prior reviews, including

stakeholder preferences and community identity considerations, have been factored into the decision-making process.

Evidence-based decision-making:

The recommendations are grounded in a thorough assessment of submissions, consultations, and statutory criteria governing community governance reviews. Detailed analysis of consultation turnouts, public responses, and relevant statutory obligations has informed the formulation of the recommendations, ensuring that they are evidence-based and aligned with the principles of good governance.

After careful evaluation of the consultation responses the Working Group has determined that their initial proposals should be presented to Council as their final recommendations.

Final Recommendations:

That no changes be made to the local government boundaries between Onehouse Parish Council and Stowmarket Town Council.

Reasons:

1. The current boundary between Stowmarket and Onehouse does reflect the identities and interests of the communities of the area.
2. There is still effective and convenient local government as the Parish/Town boundary would remain co-terminus with the electoral boundary.
3. The Working Group considered the proximity of the Paupers Grave which Onehouse has established it has historical links with and Area A (in particular Stow Lodge-Former Union workhouse). Area A in turn is not new development but established existing residential complex that identifies already with Onehouse.
4. Area C being the area from the B1115 down to the River Rattlesden is mainly existing residential dwellings which will have identified with Onehouse for some time. There is some limited new development but on balance they are outweighed by the existing established dwellings.
5. Area B to the south of the Paupers Grave/Area A and directly north of Area C is the mainly new development sandwiched between these areas and do identify with Area

A/Paupers Grave but not so much with Area C due to lack of connectivity. On balance this area should remain in Onehouse.

6. In considering the proposal for change the Working Group considered community inclusiveness and a sense of community responsibility and pride. It considered a sense of place and local distinctiveness which is clear from the positioning and links to the Paupers Grave.

7. The further consultation responses have indicated a strong community identity and strong ties to the areas ABC and Union Road.

5. Consequential Matters & Next Steps

5.1. Consequential matters, refer to financial matters, the transfer of assets, electoral matters, and the legislative action required from the LGBCE to be able to enact boundary changes.

5.2. As the final recommendations propose no change, no consequential matters would be provisioned. The Principal Authority, Mid Suffolk District Council, has the power to depart from the Working Group's final recommendations, and therefore consequential matters must be noted.

Implementation timescales

5.3. Due to the recent boundary changes made by the parliamentary and LGBCE reviews, any order would not take effect until 1 April 2027 for financial and administrative purposes, and 6 May 2027 for electoral matters at the next scheduled parish / town council elections.

Assets and Precept

5.4. As Parishes and Town councils do not receive any money from central government, they are reliant on income raised via their precepts.

5.5. Paupers Grave, which is owned and managed by Onehouse Parish Council (OPC), would remain with OPC as it resides outside of the proposed areas of this review.

5.6. In the event of a boundary move, the precept of the areas would be aligned to Stowmarket. The current annual precepts for a band D band property are:

- Onehouse: £47.59

- Stowmarket: £187.48

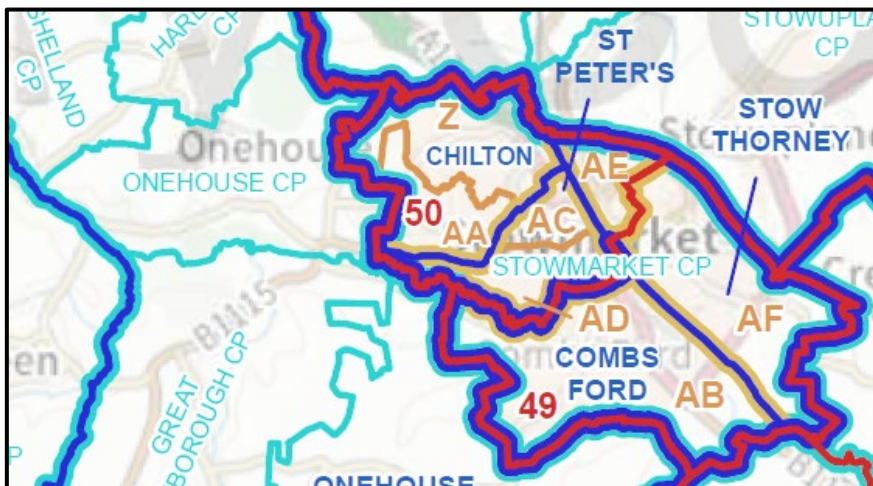
As this area is part of the strategic planning area there is no Community Infrastructure Levy (CIL) money allocated from the developments.

Local Government Boundary Commission for England (LGBCE)

5.6.1. The Principal Authority must keep the LGBCE informed of any changes to the electoral arrangements within its area to ensure other reviews within the area take the arrangements into consideration.

5.6.2. As a result of the parliamentary boundary review in 2023 Onehouse and Stowmarket are in the same constituency of Bury St Edmunds & Stowmarket. Any parish boundary changes would not therefore impact upon the parliamentary electoral arrangements.

5.6.3. The recent county boundary review takes effect in 2025. The boundaries are coterminous to the boundaries in contention. An order to move the parish boundaries would therefore mean requesting that the district and county boundaries are changed. However, no change would be effected until the May 2027 local elections, and therefore do not impact any upcoming elections.



Section of the LGBCE eastern boundary review map - depicting the coterminous boundary

5.7. Electoral Matters

5.8. In the case of a boundary move the electors within the areas would be moved to the closest polling district Chilton South (represented as AA in the eastern boundary review map). This would not trigger a polling place and polling district review consequential to this.

5.9. Consequential Matters

As the recommendation is for no change, there are no consequential matters subject to Council approval. Additional recommendations are provided below for the instance where Council deems it necessary.

Additional recommendations as necessary:

- That the Monitoring Officer be authorised to make the above changes effective from 1st April 2027, for administrative purposes, and from 6th May 2027 for electoral purposes.
- To make a Mid Suffolk District Council (Reorganisation of Community Governance) (Stowmarket) Order 2024.

6. Contact Details

W: <https://www.midsuffolk.gov.uk/community-governance-review>

E: cgr@baberghmidsuffolk.gov.uk

Community Governance

Babergh and Mid Suffolk District Councils

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Appendix 1. Methodology

Further Consultation Methodology

- District Councillors were pre-notified of the commencement of the further consultation period through the [monthly newsletter](#).
- The Stage 2 consultation began on November 10th, 2023, and was due to run until December 22nd, 2023. This was extended until January 10th, 2024, affording affected stakeholders 8 and half weeks to respond, either by post or email.
- The Community Governance Review webpage used for the stage 1 consultation was re-instated, and updated with further information for stage 2, alongside the executive report and the draft recommendations.
- The consultation web page contained a downloadable pdf survey allowing residents and other stakeholders to submit views on the draft recommendations via email.
- An A4 page information pack was also prepared containing the similar information to what was on the webpage, signposting to the webpage, as well as a copy of the survey in paper format and the map of the area concerned within the community governance review.
- An option was provided to request further hard copies of the questionnaire via telephone or email for those residents who preferred to complete a paper copy of the questionnaire or who did not have access to the internet.
- Surveys and maps were prepared, upon request, for any Councillors and Parish/Town Councils to assist with additional provisions.
- Posters were sent to Councillors and Parish/Town Councils to circulate and promote engagement. These featured on the district webpage.
- Prepaid envelopes were included to packs dispatched to encourage responses.
- Social media feeds were used to boost awareness of the consultation process.
- The A4 questionnaire was created printable in A3 for the visually impaired.

Appendix 2. Questionnaire

Babergh and Mid Suffolk District Councils

Community Governance Review – Onehouse and Stowmarket



The recommendations that we are seeking your opinions on, are:

Decline the request for the Union Road Development and Areas A, B and C to become part of Stowmarket and for boundaries to remain as they currently are – no change.

Please tell us your views by completing the questions below.

Using your personal information

Any information provided in this survey will be used in the strictest confidence and only for the use of the community governance review.

For further information on how we collect, use, share, secure and retain your personal information, and your legal rights, please see our Privacy Notice at <https://www.midsuffolk.gov.uk/privacy-policy>

Residency/Locality

Q1 Please state which of the following best describes you?

- I live in Onehouse or Stowmarket (please state your home postcode below)
- I work in Onehouse or Stowmarket (please state your workplace postcode below)
- I own a business in Onehouse or Stowmarket (please state your business postcode below)
- I am a representative of a community organisation in Onehouse or Stowmarket (Please state which one below)
- Other

Please state your postcode:

Please state community organisation:

Please state other:

Recommendation Views

Q2 Option 1 - Agree to decline the request for the Union Road Development and Areas A, B and C to become part of Stowmarket and for boundaries to remain as they currently are – no change.

Option 2 - Disagree to decline the request for the Union Road Development and Areas A, B and C to become part of Stowmarket and for boundaries to be moved to reflect the change. The areas stipulated within the draft recommendations would subsequently be moved into the Stowmarket Town area.

Q2 Which of the above options is your preferred option?

- Option 1 (Agree) *please go to question 3*
- Option 2 (Disagree) *Please go to question 4*
- Some other option *Please go to question 5*
- Don't know / not sure *Please go to question 6*

Please tick only one option

Q3 Please tell us why you chose option 1

Q4 Please tell us why you chose option 2

Q5 Please provide details on other options available?

Q6 Please tell us why you don't know or are not sure on which option you prefer?

Q7 Are there any further comments you would like to add about the Community Governance Review?

Contact details

If you would like to be kept informed on the Community Governance Review and notified for comments in any future developments of the final recommendations following this further consultation, please provide your name and preferred contact details below.

Name:

Address:

Email:

Demographic Data

Age

Which age category are you in?

16 - 19

40 - 49

70 - 79

20 - 29

50 - 59

80+

30 - 39

60 - 69

Prefer not to say

Disability

Do you consider yourself to be a disabled person or to have a long-term, limiting condition?

Yes

No

Prefer not to say

Thank you for taking the time
to complete this survey.



Appendix 3. Stowmarket Area Action Plan 2013

SAAP 2013 notes:

“Combs and Onehouse are classified as Secondary villages within Mid Suffolk’s adopted Core Strategy and are unsuitable for growth, but capable of taking appropriate residential infill and development for local needs only. [...] Onehouse is a small village located on higher plateau land to the northwest of Stowmarket. Historically, it comprised of just a few scattered houses associated with a number of farm estates including Onehouse Hall and Lodge. This settlement form was altered in the 1970’s with the construction of housing estates, including the Northfield Estate, which changed the once dispersed character of the settlement. Despite this change the rural context of the village – narrow tree lined lanes, lime avenues and Northfield Wood (managed by the Woodland Trust), remain intact and characteristic of the village setting.” (SAAP2013, p8: 2.13)

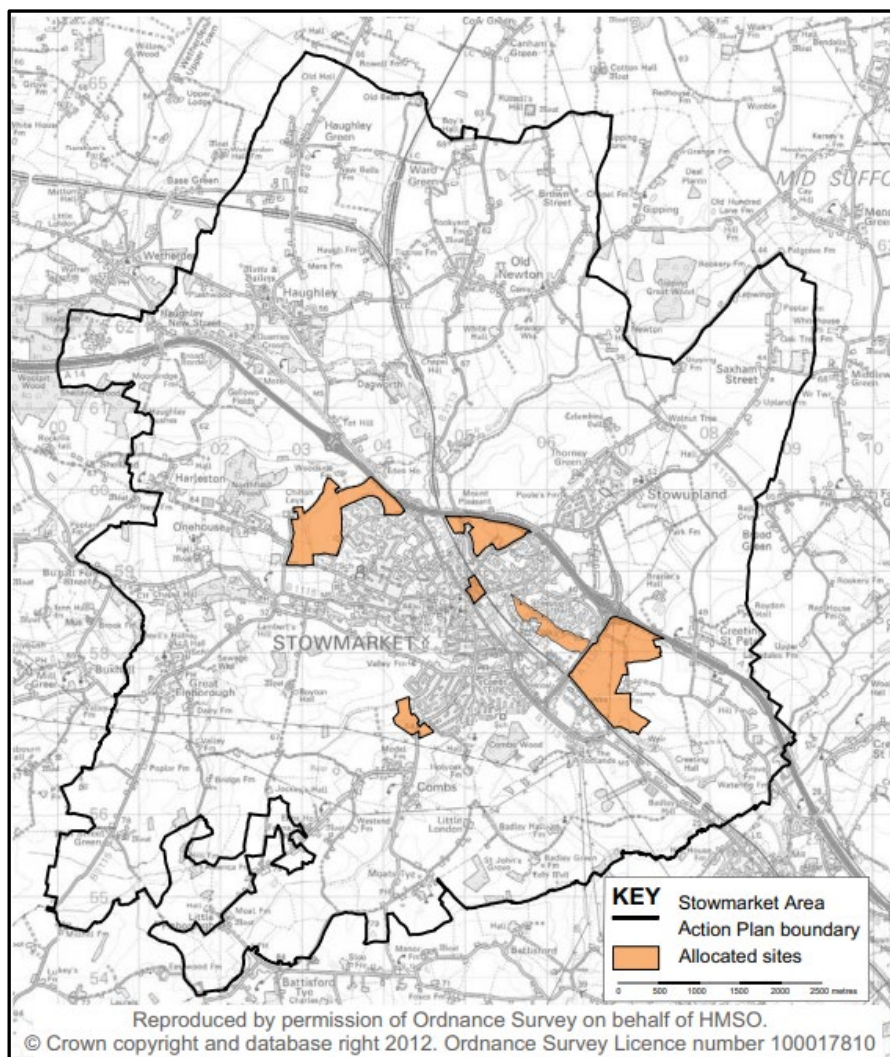
“The land bounded by Onehouse Road, the village of Onehouse and the land known as Chilton Fields and Gallows Fields to the southeast of the A14, (see Map 6.2), is comprised of open arable farmland with occasional hedgerows interspersed with individual mature and semi-mature trees. The Stowmarket Area Action Plan proposes the use of this land for the development of a series of linked communities in the section ‘Sites pursued for housing’, that can be found later in this chapter. The development of this area will provide excellent bus cycle and footpath links with the town centre. Each part of the development area will also offer complimentary social and community facilities which will encourage people to take advantage of local facilities.

The design and layout of the development area will provide for public open space, space for formal and informal recreation and other structural tree planting to enhance existing woodland for community use in the area around the Paupers Graves, off Onehouse Road. This will provide a framework of open space that will help to preserve the separation and character of Onehouse.” (SAAP2013, p43: 6.45 & 6.46)

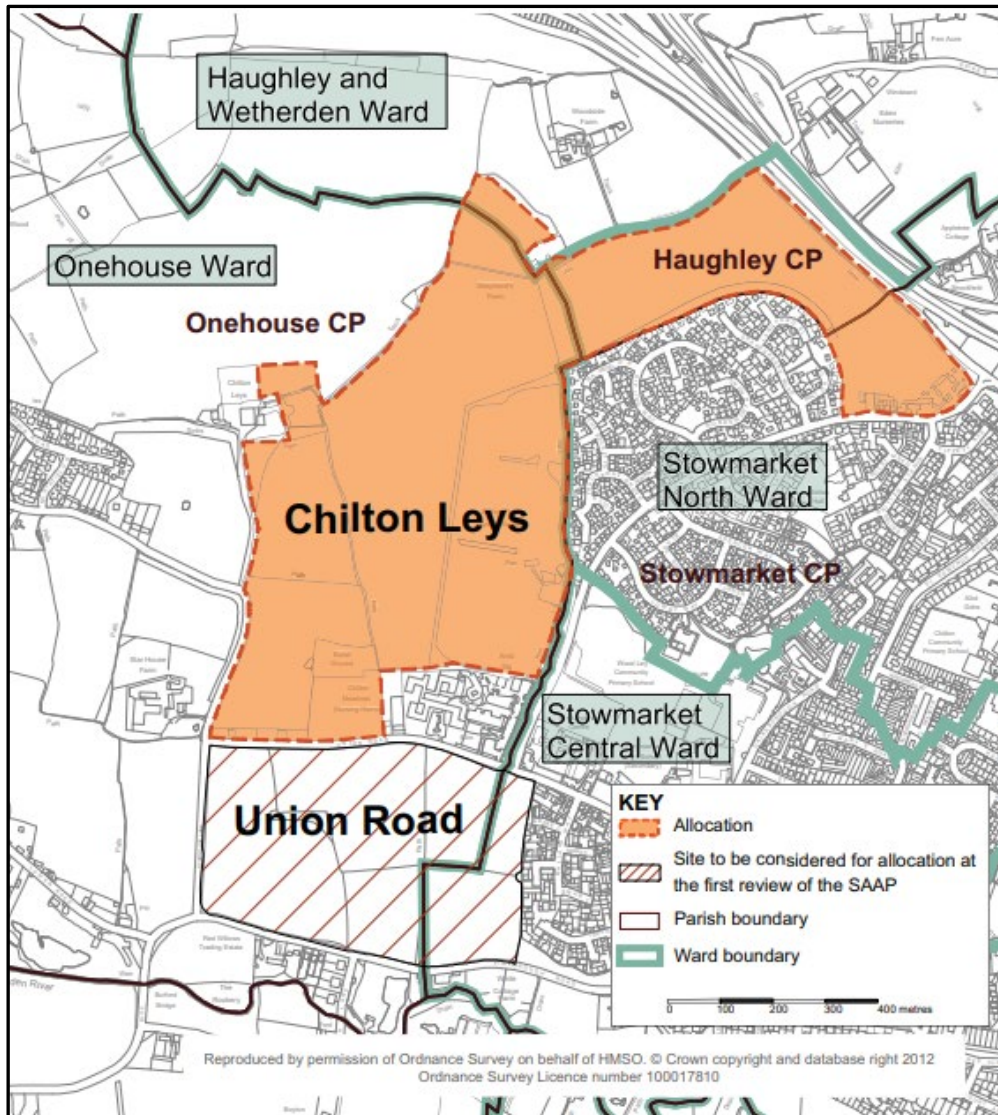
“The Council has always accepted the concern expressed by Haughley and Onehouse for their gradual loss of identity and their need for continued separation from Stowmarket which has again been emphasised in the recent consultation. Sensitive design and careful layout will be needed to maximise the benefit of the identified gaps between the settlements and allow for their realistic long-term protection. The gap between Onehouse and Stowmarket should be properly managed and reinforced with strategic tree belts and/or community access

woodlands and open space secured for future generations. This is why it is considered especially important to protect the Paupers Graves.” (SAAP2013, p46: 6.61)

Plans contained within the document and maps of the Stowmarket area action plan boundary represent planning and development policy.



SAAP Map 1. Stowmarket Area Action Plan Boundary and Allocated Sites



SAAP Map 2. The North West Site Considerations

The entire plan and supporting documents can be found at the [Stowmarket Area Action Plan Website](#).