

Place Directorate

Responsible for the Economy
and the Environment



Town & Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

Mid Suffolk District Council received from Haughley Parish Council an application to designate the whole of the Parish, and that part of the parish of Harleston lying north of the A14 (an area known as Haughley Park), as a Neighbourhood Area for preparing a Neighbourhood Plan.

A map identifying the designated area can be viewed at:

<http://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Haughley-NP-Map.pdf>

The submission was made under Regulation 5 of the above regulations. Comments were invited on the application between 25th September 2015 and 30th October 2015. The consultation was conducted in a manner to bring the area application to the attention of people who live, work and carry out business in the area to which the application relates and Notices were placed in the Haughley News and OHSmag which is circulated in the Harleston area. In addition an article also appeared in the East Anglian Daily Times on 30th September 2015.

The area application was placed on the District Council's website and hard copies were available for public inspection at Mid Suffolk District Council offices. The consultation bodies identified in Schedule 1 of the regulations were informed as a matter of courtesy.

Three responses were received to the consultation but no material representations were made. Accordingly the Head of Economy is authorised under powers delegated by Full Council to designate the area.

Under Regulation 7 of the above regulations and following the statutory consultation period, the District Council has designated the application area as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by Haughley Parish Council.

Peter Burrows
Head of Economy - Babergh and Mid Suffolk District Council

11 November 2015

[Note: Web link updated April 2017]

Babergh District Council
Council Offices, Corks Lane, Hadleigh, Ipswich, IP7 6SJ
Telephone (01473) 822801
Facsimile (01473) 825742
Minicom (01473) 825878
www.babergh.gov.uk

Mid Suffolk District Council
Council Offices, High Street, Needham Market, Ipswich, IP6 8DL
Telephone (01449) 724500
Facsimile (01449) 724627
SMS Text Mobile (07827) 842833
www.midsuffolk.gov.uk

Strategic Director (Place): Lindsay Barker
Head of Economy: Peter Burrows Head of Environment: Chris Fry

Haughley Neighbourhood Area Designation Application Responses

November 2015

In order to prepare a neighbourhood plan, the first formal stage is to designate the Neighbourhood Area (see Neighbourhood Planning (General) Regulations 2012). The 'qualifying body' (the parish or town council) has to apply to Mid Suffolk District Council to designate a neighbourhood area, stating its reasons and submit a map of the proposed area.

Mid Suffolk District Council received an application from Haughley Parish Council to designate a Neighbourhood Area to enable the production of a Neighbourhood Plan. A statutory consultation as set out in the Neighbourhood Planning (General) Regulations 2012 (as amended) sections 5 – 8, was undertaken by Mid Suffolk District Council between Friday 25th September 2015 and 4:00pm on Friday 30th October 2015.

The following comments were received:

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?								
27-10-15	Robert Feakes	Suffolk County Council	<p>Thank you for consulting Suffolk County Council on the matter of designating a neighbourhood plan area for a future Haughley Neighbourhood Plan. The County Council has no objection to the area as proposed in your email dated 25th September 2015. However, as the plan is developed, appropriate consideration will need to be given to the impacts of proposals on other parishes in the locality.</p> <p>The Plan may or may not impact on County Council service responsibilities, depending on what the Parish Council is seeking to achieve. If the Plan is likely to impact on any of the County Council's services, such as transport or education (in particular), we would welcome the opportunity to discuss the Parish Council's proposals at an early stage in the Plan's preparation. Potentially relevant County Council services include:</p> <table border="1" data-bbox="806 1216 1677 1375"> <tbody> <tr> <td data-bbox="806 1216 1243 1257">Highways and transport</td> <td data-bbox="1243 1216 1677 1257">Education (incl. pre-schools)</td> </tr> <tr> <td data-bbox="806 1257 1243 1295">Surface Water Management</td> <td data-bbox="1243 1257 1677 1295">Social Care</td> </tr> <tr> <td data-bbox="806 1295 1243 1334">Archaeology</td> <td data-bbox="1243 1295 1677 1334">Fire and rescue</td> </tr> <tr> <td data-bbox="806 1334 1243 1375">Libraries</td> <td data-bbox="1243 1334 1677 1375">Waste Infrastructure</td> </tr> </tbody> </table> <p>Please contact me via the details above if I or my colleagues can be of any assistance.</p>	Highways and transport	Education (incl. pre-schools)	Surface Water Management	Social Care	Archaeology	Fire and rescue	Libraries	Waste Infrastructure	<p>No action required.</p> <p>Contact details provided to Haughley Parish Council</p>
Highways and transport	Education (incl. pre-schools)											
Surface Water Management	Social Care											
Archaeology	Fire and rescue											
Libraries	Waste Infrastructure											

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
25-09-15	Sue Bull	Anglian Water	Thank you for inviting comment from Anglian Water on the area designation for Haughley Neighbourhood Plan. We have no concerns or issues to raise in this regard and therefore no comment to make. If the plan were to progress we would be pleased to comment on the draft on matters relevant to Anglian Water.	No action required.
30-09-15	Joanne Widgery	Natural England	<p>Response offers the following general advice which may be of use in the preparation of the plan:</p> <ul style="list-style-type: none"> • Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders • Reminds the LPA that it should take into account the economic and other benefits, and protect from development, the best and most versatile agricultural • Provide general advice on Protected landscapes, Protected Species and Opportunities for enhancing the natural environment 	A full copy of NE's response has been forwarded to the Parish Council.

As no material representation were received the Head of Economy is accordingly authorised under powers delegated by Full Council to designate the area.

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

Publication of applications on the Babergh/Mid Suffolk District Council websites

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please contact the Communities team.

* Indicates a mandatory field

1. Parish Clerk details

Title:*
 First name:*
 Last name:*
 Property name or no.:*
 Address 1:*
 Address 2:
 Address 3:
 Town:*
 County:*
 Postcode:*
 Email address:

2. Additional contact details (if different)

Title:
 First name:
 Last name:
 Property name or no.:
 Address 1:
 Address 2:
 Address 3:
 Town:
 County:
 Postcode:
 Email address:

3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes

No

District:*

Parish:*

4. Name of the Neighbourhood Area:

Please give a name which your neighbourhood area will be formally known:*

5. Extent of the area:

Please indicate below and attach an OS plan showing the intended extent of the area:*

Whole parish boundary area:

Part of the parish:

Joint with neighbouring parish:

To satisfy Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, a statement is required to explain why the proposed neighbourhood plan area is considered appropriate in order for it to be designated. Please provide a statement below that explains why you consider the extent of the neighbourhood area appropriate:*

NEIGHBOURHOOD AREA – SUPPORTING STATEMENT
 PARISH OF HAUGHLEY, MID SUFFOLK - AUGUST 2015

The Parish of Haughley proposes to draw up a Neighbourhood Plan bounded by the green line drawn on the attached map. This proposal is made via a steering group convened at the instigation of, and under the auspices of, Haughley Parish Council.

Overview: The parish comprises Haughley Village, the principal central settlement of some 600 dwellings, plus several outlying hamlets: Haughley Green (100 dwellings), Haughley New Street (20 dwellings), Tothill and a portion of Dagworth. They are all relatively compact settlements, set within extensive rural countryside. The parish also features several areas of visually important open space and sites of scientific interest.

The parish is adjacent to the urban town of Stowmarket, with the central village less than a mile from Stowmarket's expanding borders. Haughley Village itself is designated a Key Service Centre. As a result, and bearing in mind the increasing pressure on local authorities to step up the rate of house building, it is considered important that the parish draw up its own Neighbourhood Plan.

It is proposed to include the whole parish with two notable exceptions:

- a) The South-western boundary should comprise the A14, not the actual parish border.
- b) The portion of the parish of Harleston that lies on the Haughley side of the A14, including Gallowsfield Wood (previously Haughley Picnic Site), should be included.

Rationale: The area proposed will ensure that all the residents of the parish settlements can, through the Neighbourhood Plan, exercise some control over the destiny of their environs and bring to the attention of MSDC their needs in the context of any future development.

The inclusion of the vast majority of the rural areas of the parish will enable some of the essential characteristics that contribute to the palpable sense of 'village' in these settlements – such as the countryside views and rural vistas – to be highlighted and considered with due weight in planning deliberations.

In addition, consideration of the visually important designated areas, plus the specifically identified sites of scientific interest, can be included.

The decision to propose a boundary of the A14 reflects concern that Stowmarket is already set to expand its suburbs via the Chilton Leys scheme into fields that were once a part of the parish of Haughley on the other side of the A14. It is proposed that the obvious physical barrier of the A14 should be adopted as a boundary with a view to seriously discouraging any expansion of these suburbs beyond it, towards Haughley village.

The decision to propose the inclusion of a portion of the parish of Harleston is a logical extension of the concerns expressed in the paragraph above. Harleston parish land east of the A14 lies close to the village of Haughley – indeed, it lies close to the designated conservation area of the village – and is an important rural vista defining the community's sense of 'village'. The amenity woodland area of Gallowsfield Wood (which actually belongs to the parish of Haughley, SCC having transferred the freehold in 2011) lies within this area and is increasingly seen by residents as an important local leisure and recreation facility.

6. Intention of Neighbourhood Area:

Please indicate which of the following you intend to undertake within your neighbourhood area:*

- Neighbourhood Development Plan
- Neighbourhood Development Order
- Community Right to Build Order

Please provide support for your choice below. For example, which parish and community meeting has the above choice been discussed at? Are the community aware of what is being proposed and why? Do the community support the choice selected?*

Local consultation: The steering group has engaged with residents over this proposal over the past three months primarily in three stages: via the December 2014 edition of the Parish Magazine and a January 2015 leaflet drop, both distributed direct to all residents; and via an open meeting held in the Village Hall on February 7th.

Results of direct community engagement:

Face to face discussions took place with residents of the Parish at a local event organised by the Parish Magazine on Saturday February 7th, entitled 'Mind your Own Business'. The Neighbourhood Plan team was present with a display explaining the proposed boundary, with the following results:

Eighty-one views on the boundary proposal for the Neighbourhood Plan were gathered from residents. Eighty were in favour of the proposal and one against (this person was in favour of having a Neighbourhood Plan, but believed that all of Haughley's borders should be included). Eighty one people represents about 7-8% of the population.

The interviews included representatives from all the settlements in the parish: 60 were from Haughley Village, 15 Haughley Green, two Haughley New Street, three Tothill and one from the Haughley side of Dagworth.

Opinions on the subject of development were volunteered by residents, with noticeable emphasis on the strong community spirit present in the village, and the conviction that this could not be sustained in the face of

encroachment from Stowmarket. One of the Tothill interviewees (the settlement closest to Stowmarket) was adamant that they lived in and identified with Haughley and anxious not to be engulfed in suburbs.

Views were expressed that the community lacked smaller homes for purchase by young couples and families – the younger generations in the village could not afford the large, executive style homes typically constructed by developers.

Scale of development was a concern, with suggestions made that some 10 to 15 new homes per year could be sustained and successfully absorbed into the community, but anything larger would be undesirable. These are early indications and will be examined further.

A view was offered that a traditional village has old and new, grand and modest, all cheek by jowl. New builds should reflect this by avoiding ghettos and maintaining a mixture of housing types.

7. Additional joint parish details:

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish:

Whilst the application includes a portion of agricultural land that lies within the adjacent parish of Harleston, this is not a joint application. Harleston Parish Meeting considered the proposal to include the portion of their parish in Haughley's Neighbourhood Plan during March 2015. Their decision was to approve the proposal.

8. Declaration:

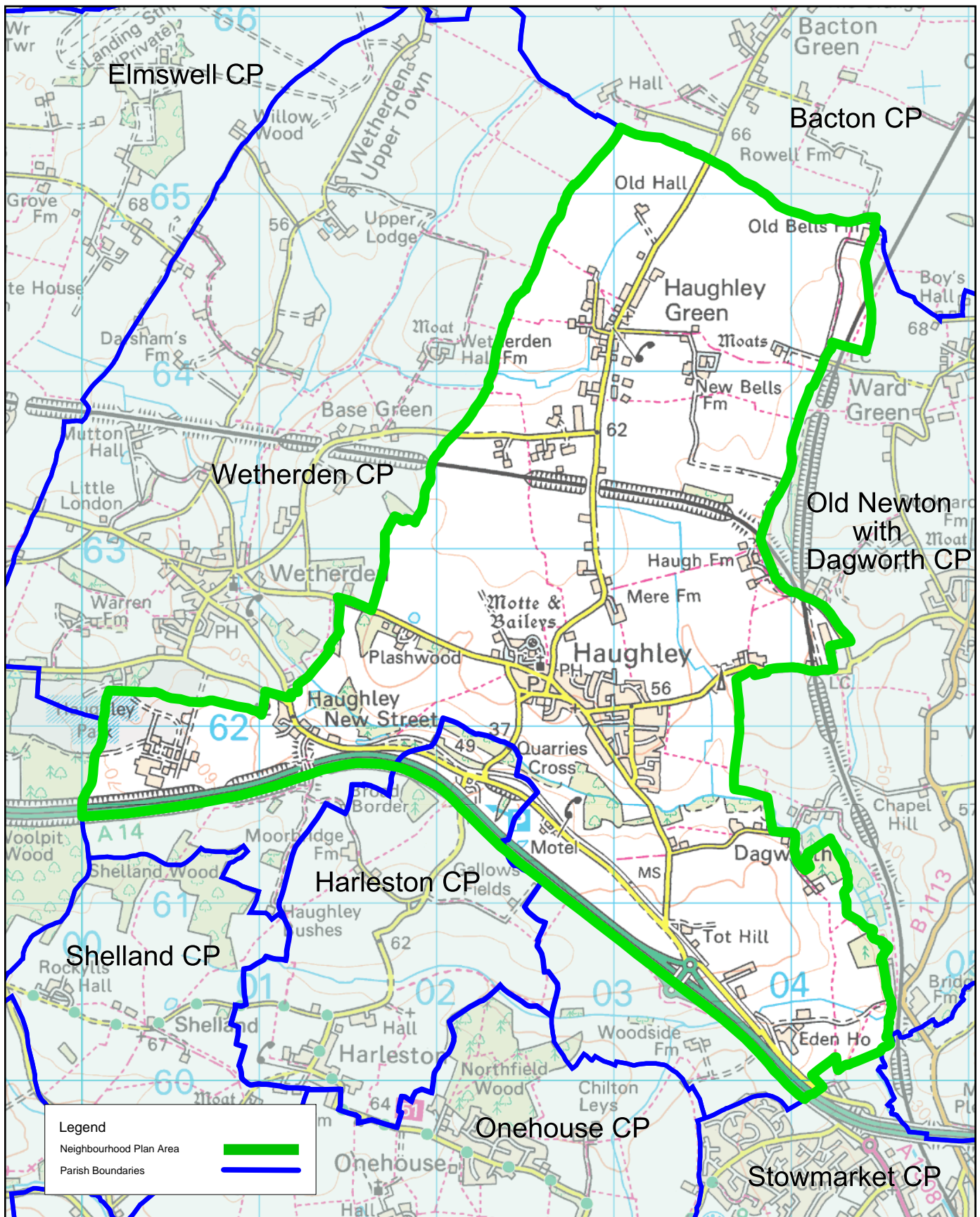
I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Name(s)*

Alan Shaw

Date (dd/mm/yy)*

24 Aug 2015



Haughley Neighbourhood Plan Area



BABERGH DISTRICT COUNCIL
 Corks Lane, Hadleigh, Ipswich. IP7 6SJ
 Telephone : 01473 822801
 Minicom : 01473 825878
 www.babergh.gov.uk



SCALE 1:30000

Reproduced by permission of
 Ordnance Survey on behalf of HMSO.
 © Crown copyright and database right 2015
 Ordnance Survey Licence number 100023274

Date Printed : 23/06/2015