

Place Directorate

Responsible for the Economy
and the Environment



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

On 4th November 2014 Stowupland Parish Council applied to Mid Suffolk District Council to designate the whole of the Parish as a Neighbourhood Area for preparing a Neighbourhood Plan.

A map identifying the designated area can be viewed at: www.midsuffolk.gov.uk/StowuplandNP

The application was made under Regulation 5 of the above regulations. Comments were invited on the application between Friday 12th December 2014 and Friday 30th January 2015. An extra week was provided beyond the minimum six week period as the consultation was conducted over the Christmas period.

As per the regulations the consultation process was conducted in the following manner to bring the area application to the attention of people who live, work or carry out business in the area to which the area application relates: Newspaper press release printed in the East Anglian Daily Times (18/12/14); social media releases; notices on the five parish noticeboards; directly notifying local businesses and landowners/planning agents (previously known to Mid Suffolk District Council in relation to landbids). The area application and map of the area were placed online at www.midsuffolk.gov.uk/StowuplandNP and hard copies were available for public inspection at Mid Suffolk District Council offices; and at 2 Rambler Cottage, The Green, Stowupland between 10.00am and 12.00 noon; Tuesday to Thursday at 2 Broomspath Road, Stowupland, or by prior appointment by telephoning 673185 or 677005 respectively. Consultation bodies as per Schedule 1 of the above regulations were also consulted out of courtesy to bring the prospect to their earliest attention.

A total of six responses were received to the area consultation which included general advice and support. This level of response does not differ from the previous area designation consultations conducted by Mid Suffolk District Council. A number of different consultation techniques have previously been used to contact all households and there has been no change to the level of response. It is thought that this is because of the nature of the consultation in that there is less interest in a proposed Area that follows a pre-existing Parish Boundary. Once the Parish Council starts to identify issues for the Neighbourhood Plan the level of response is expected to increase.

As no material objections were received, the Head of Economy can designate the Neighbourhood Area through delegated powers awarded by Full Council. 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 Stowupland Parish Council.

Tom Barker
Head of Economy - Planning Sustainable Growth (Secondment)
Babergh and Mid Suffolk District Council

3rd February 2015

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

Stowupland Neighbourhood Area Designation Application Responses

January 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 town or parish 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 Stowupland 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 sections 5 – 8, was undertaken by Mid Suffolk District Council between Friday 12th December 2014 and Friday 30th January 2015.

The following comments were received:

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
28/01/15	John Flemming	Gladman Developments	No specific comments on the application for the Neighbourhood Area designation. A number of key areas are highlighted to which the emerging Neighbourhood Development Plan should have regard. These include 1) relevant paragraphs from the National Planning Policy Framework, 2) a review of the Basic Conditions such as the need for a Neighbourhood Development Plan to be in general conformity with the strategic policies contained in the Development Plan 3) the need to screen the emerging Neighbourhood Plan to meet the Strategic Environmental Assessment Regulations and advice on how a non-statutory Sustainability Appraisal will help demonstrate the achievement of sustainable development, 4) and information on a site that is currently the matter of an application for planning permission (4002/14). Gladman Developments wish to participate in the Neighbourhood Development Plan's preparation and to be notified of further developments and consultations in this regard.	No. Gladman Developments sent a copy of their representation to Stowupland Parish Council who is the appropriate body leading on Neighbourhood Planning. Regarding the Strategic Environmental Assessment the Parish Council can request Mid Suffolk District Council (MSDC) to conduct a screening opinion once an early draft of their Neighbourhood Development Plan is available. Gladman Developments contact details have been added to District Council consultation mailing list, however the District Council will not be consulting again until the Neighbourhood Development Plan reaches submission stage. As the Parish Council will be responsible for carrying out their own consultations including the statutory pre-submission consultation, MSDC recommend that Gladman Developments contact details are added to their mailing lists.

Stowupland Neighbourhood Area Designation Application Responses

January 2015

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
19/12/14	Jackie Ward	Resident	I agree that the whole parish should be included in the Stowupland Neighbourhood Plan, and the boundary shown on the map is appropriate.	No
16/12/14	Aileen Finlayson	Natural England	<p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p> <p>The following is offered as general advice which may be of use in the preparation of your plan. 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: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</p> <p>Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php</p>	General advice is provided which has been forwarded to Stowupland Parish Council. No further action required.

Stowupland Neighbourhood Area Designation Application Responses

January 2015

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
12/12/14	David Grech	English Heritage	<p>No objection to this designation. A preliminary desktop study of the area covered by the proposed Neighbourhood Plan has shown the parish includes a number of designated heritage assets including just over 30 listed buildings. All but one of these are listed at Grade II, with Columbine Hall (the surviving major fragment of a 14th century manor house) listed at Grade II)*. Almost all these listed buildings are timber-frame, vernacular structures, many of which also retain their original thatch roofs. In addition, there is the Grade II, brick and slate, Parish Church of the Holy Trinity which dates from 1843. It will be important that the strategy for this area safeguards those elements which contribute to the significant of these assets so that they can be enjoyed by future generations of the area.</p> <p>We consider that the planning team and historic buildings conservation officer at MSDC will be best placed to assist the parish in the development of their N'hood Plan and, in particular, how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of this plan, but we would welcome the opportunity to comment on a draft in due course.</p> <p>Furthermore, we would recommend that the Parish consult the Historic Environment Record to gain advice on designated heritage assets and archaeological matters, together with locally-important buildings, archaeological remains and landscapes. Some historic Environment Records may be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful for the parish to involve local voluntary groups such as the local Civic Society or local</p>	Copy of letter forwarded to the Parish Council. No further action required.

Stowupland Neighbourhood Area Designation Application Responses

January 2015

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?								
			<p>historic groups in the production of their Neighbourhood Plan.</p> <p>To this end information of our website might be of initial assistance http://www.english-heritage.org.uk/caring/get-involved/improve-your-neighbourhood/</p> <p>The Parish Council may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. In the event that the area application is successful, please provide the Parish Council with a copy of this letter.</p>									
11/12/14	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 Stowupland Neighbourhood Plan. The County Council has no objection to the area as proposed in your email 11 December. 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. Relevant County Council services include:</p> <table border="1" data-bbox="801 1209 1413 1422"> <tbody> <tr> <td data-bbox="801 1209 1111 1278">Highways & transport</td> <td data-bbox="1111 1209 1413 1278">Education (incl. pre-schools)</td> </tr> <tr> <td data-bbox="801 1278 1111 1347">Surface Water Management</td> <td data-bbox="1111 1278 1413 1347">Social Care</td> </tr> <tr> <td data-bbox="801 1347 1111 1382">Archaeology</td> <td data-bbox="1111 1347 1413 1382">Fire & Rescue</td> </tr> <tr> <td data-bbox="801 1382 1111 1422">Libraries</td> <td data-bbox="1111 1382 1413 1422">Waste Infrastructure</td> </tr> </tbody> </table>	Highways & transport	Education (incl. pre-schools)	Surface Water Management	Social Care	Archaeology	Fire & Rescue	Libraries	Waste Infrastructure	No
Highways & transport	Education (incl. pre-schools)											
Surface Water Management	Social Care											
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Libraries	Waste Infrastructure											

Stowupland Neighbourhood Area Designation Application Responses

January 2015

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
			Please contact me or my colleague Robert Feakes via the contact details above, if we can be of assistance	
11/12/14	Sue Bull	Anglian Water	<p>Thank you for the opportunity to comment on this proposal.</p> <p>Whilst I do not have any comment to make at this area designation stage, I would welcome the opportunity to comment on later consultations should the plan progress to a draft.</p>	No

Other

Other letters rec'd during consultation period.	A number of letters were received in conjunction with a planning application within the Area. As these matters were site specific, and did not relate to the appropriateness of the proposed Area for the purpose of Neighbourhood Planning, they have been passed on to the case officer dealing with the planning application.
Rec'd after consultation period closed.	Mendlesham Parish Council is fully in support of the proposed Area by Stowupland Parish Council.

As no material objections were received, using delegated powers, the Head of Economy can designate the Stowupland Neighbourhood Area to allow the community's plan to proceed to the next stage.

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:* Mrs
 First name:* Claire
 Last name:* Pizzey
 Property name or no.:* 2
 Address 1:* Broomspath Road
 Address 2: Stowupland
 Address 3:
 Town:* Stowmarket
 County:* Suffolk
 Postcode:* IP14 4DB
 Email address: clairepizzey@outlook.com

2. Additional contact details (if different)

Title: Mr
 First name: Keith
 Last name: Welham
 Property name or no.: 2 Ramblers Cottage
 Address 1: Stowupland
 Address 2:
 Address 3:
 Town: Stowmarket
 County: Suffolk
 Postcode: IP14 4AN
 Email address: [REDACTED]

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:*

Mid Suffolk

Stowupland

4. Name of the Neighbourhood Area:

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

Stowupland

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:*

We feel that it is not appropriate to divide the village or work with an adjoining Parish as Mendlesham are already working towards their own Neighbourhood Plan.

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?*

We held a public meeting on Wednesday 24th September. Jonathan Free represented the District Council and addressed the meeting. He detailed what was involved in producing a Neighbourhood development plan. A show of hands at the meeting demonstrated the support from our Parish.

7. Additional joint parish details:

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

Not applicable

8. Declaration:

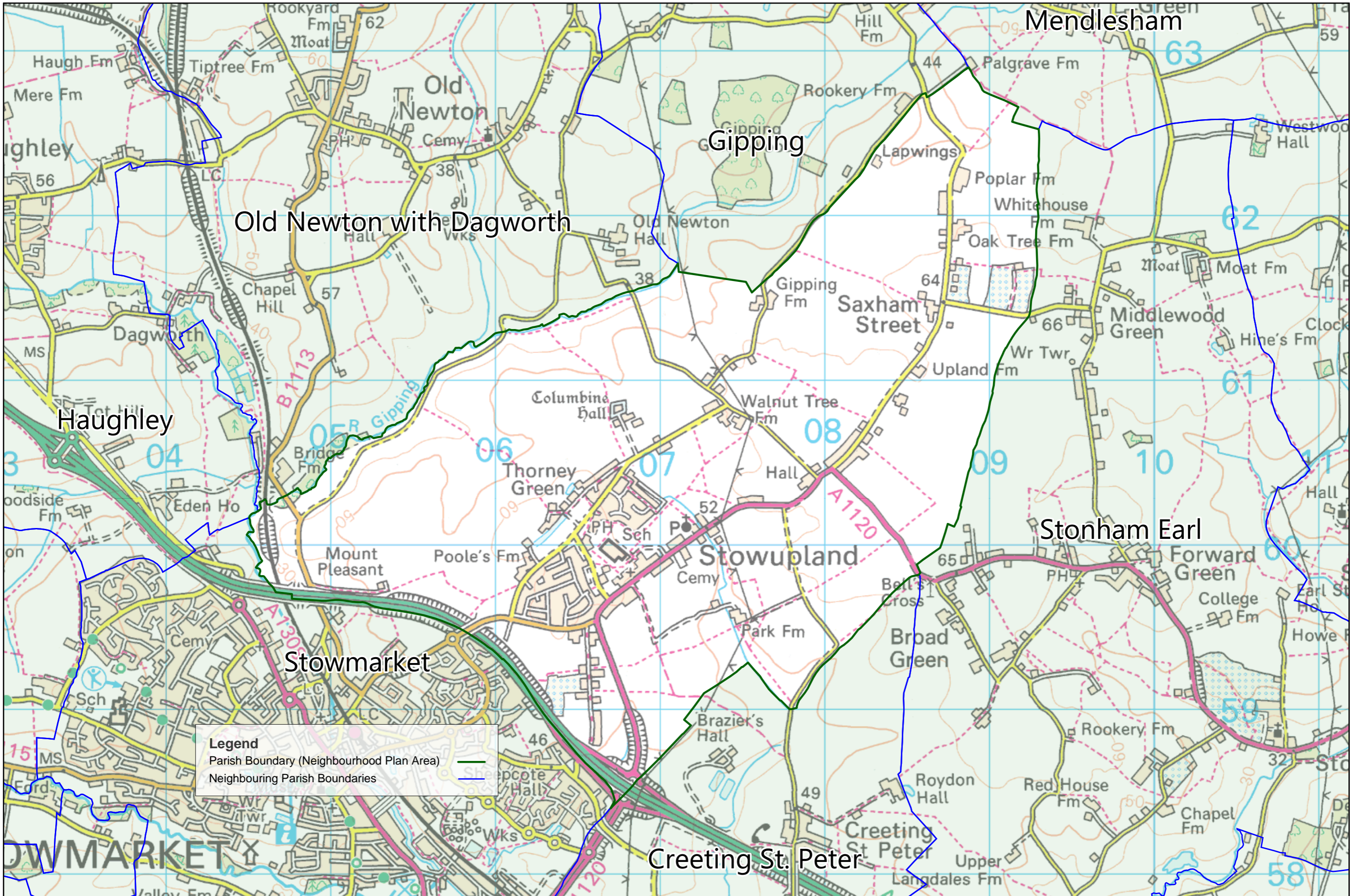
I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Name(s)*

Claire Pizey

Date (dd/mm/yy)*

04 Nov 2014



Legend
 Parish Boundary (Neighbourhood Plan Area) — Green line
 Neighbouring Parish Boundaries — Blue lines