

A Plan for Horringer



*Thanks for sparing the time to visit
our event today
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 Government 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



- contain planning policies for matters that require planning permission
- must not conflict with the Local Plan or national planning policies and cannot change proposals in a Local Plan
- rely on community involvement throughout their preparation and must be approved in a Parish Referendum before they can be used
- 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.

Neighbourhood Plans can:

include proposals for:

- ✓ improving areas
- ✓ enhancing current and providing new facilities
- ✓ developing sites
- ✓ protecting sites and areas of environmental or historic quality
- ✓ protecting facilities of community importance (such as open space, village halls and shops)



Neighbourhood Plans



- Plans must be prepared in line with Government Regulations.
- The Parish Council is the “responsible body” for preparing the Plan, but support is needed from residents and experts to produce a Plan that provides a solid framework to guide how a village evolves over future years.

Frequently Asked Questions

How long will it take to produce a neighbourhood plan?

Typically, most of our work can be completed in two years.

How much does it cost to do a neighbourhood plan?

Preparing the Plan shouldn't cost a 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, but it will need to be approved by the Parish Council. Planning consultants can help do the technical work, paid for by the Government grants.

What can a neighbourhood plan cover?

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

Does it mean that Parish Councils will be able to make decisions on planning applications?

No, only the District Council or, in specific circumstances, the County Council can take decisions on planning applications

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.

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 affordables).

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.

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 West Suffolk 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 open space that could be harmed by development.

The process



- Preparing the Plan means following the following stages
- Occasionally, additional consultation will be necessary



District Council role



Parish Council role

Local authority
designates
Neighbourhood Area
(the Parish)

We're here ↓

Information
gathering and
community
engagement

Prepare Draft Plan

Consult on Plan for
minimum 6 weeks

Review comments,
amend Plan

Submit the Plan to
the District Council

Further consultation

Independent
Examination

Parish Referendum

District Council
adopts Plan for use
when they decide
planning applications

The Referendum is conducted
in the same way as an election.
If more than 50% of those that
vote are in favour of the Plan,
then the District Council **MUST**
adopt it

Our progress



Designation

The first stage in preparing a Plan is to get the parish designated as the “Neighbourhood Area” by the District Council. West Suffolk did this in March 2022.

Grant

The Parish Council has received a government grant to cover the cost of the initial work in preparing the Plan. All future costs in preparing the Plan can be covered by government grants.

Housing Needs Assessment

We hope you completed the recent Housing Needs Survey? It was the first step in gathering information for the Plan.

Design Guidance

As part of the free government support for producing a Neighbourhood Plan, the Parish Council has applied for Design Guidance to be prepared for the parish by government appointed consultants.

Professional Support

The Parish Council has secured the services of Places4People Planning Consultancy who are experts in the field of neighbourhood planning, having supported the preparation of nearly 40 Plans.

Locally they have helped parish councils across the East of England to prepare plans, including locally at Great Barton, Hargrave, Wickhambrook, Beyton and Lawshall. Their costs will be met by the government grant.

Plan Content



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

If there's sufficient support (but it's not a requirement), the Plan could also identify an additional small site for housing development. The size and location of any site would need to have support from residents before being included in the Plan.

Our Plan could:

- 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
- Identify land for new facilities

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. Our current household survey will help to identify potential initiatives.

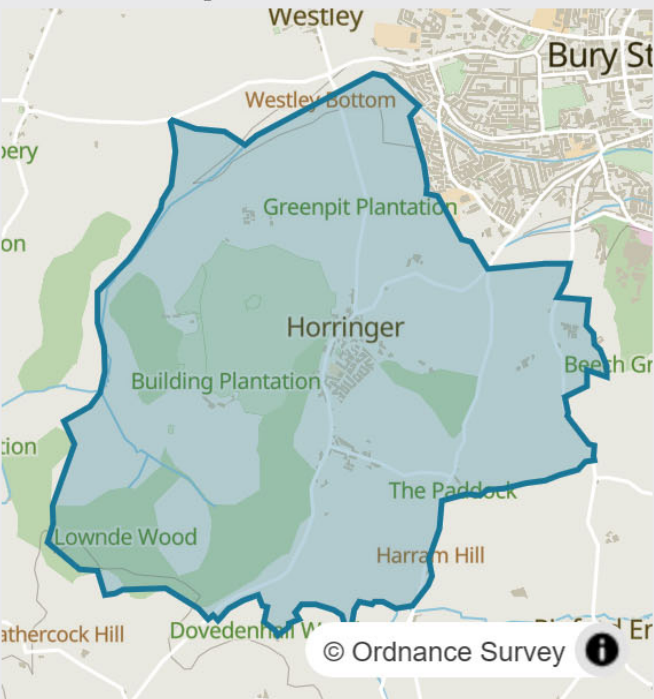
You will be able to have an input into these as the Plan progresses.

Horringer in numbers



Horringer

Area map

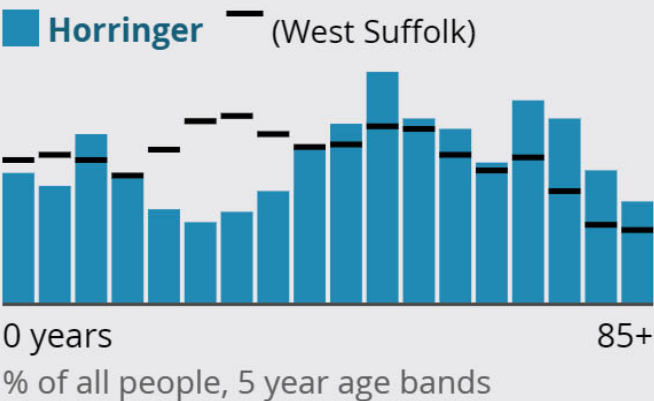


Population

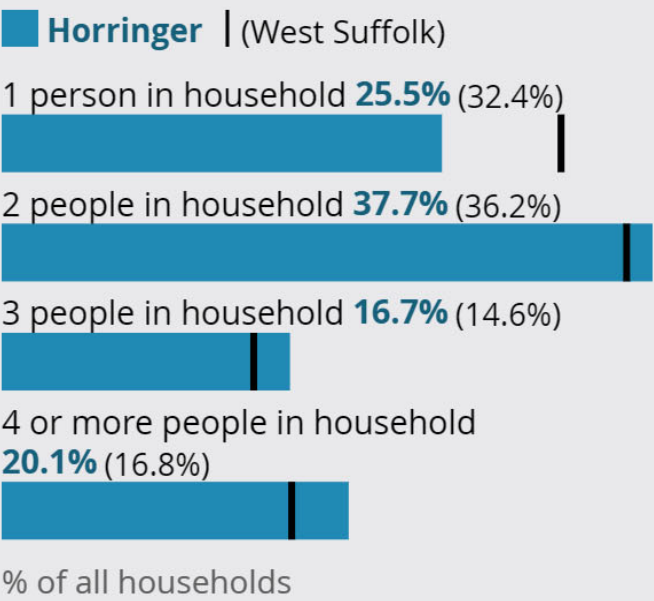
1,000
people

179,900 people in West Suffolk
Rounded to the nearest 10 people

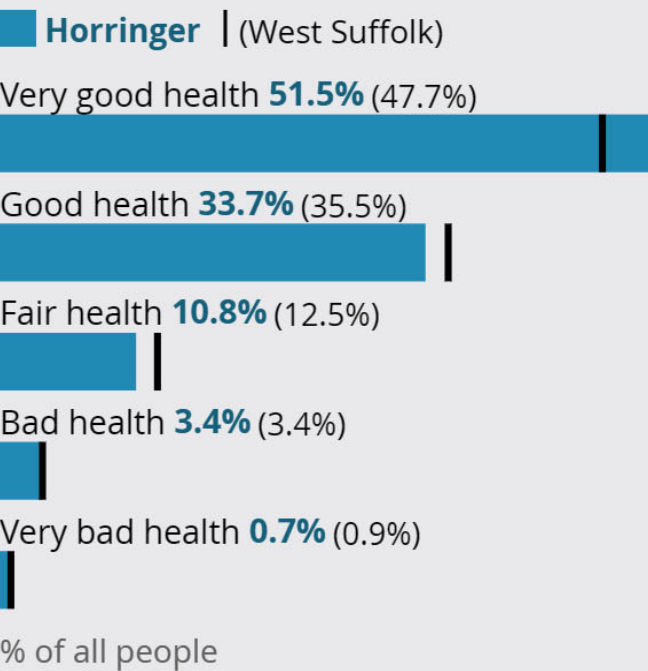
Age profile



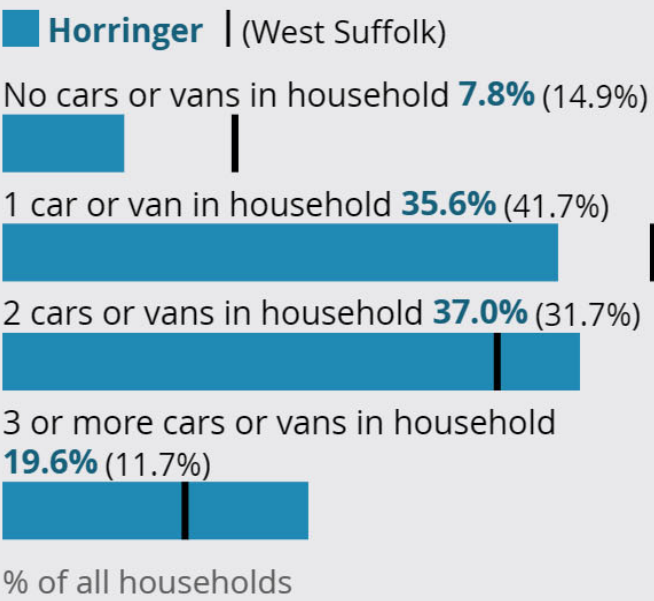
Household size



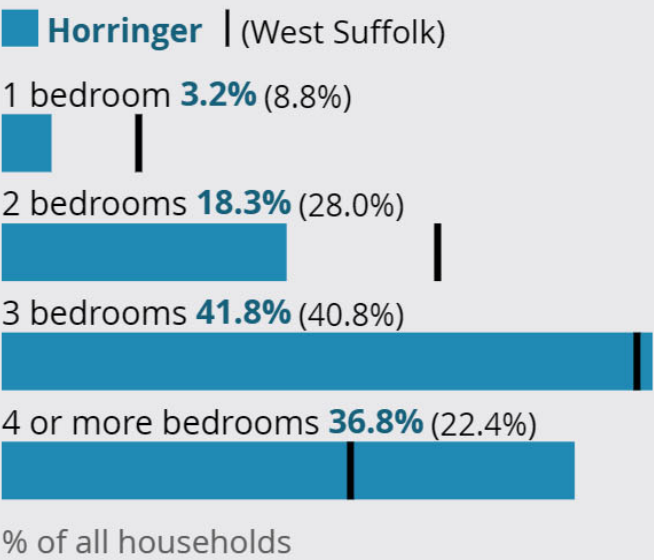
General health



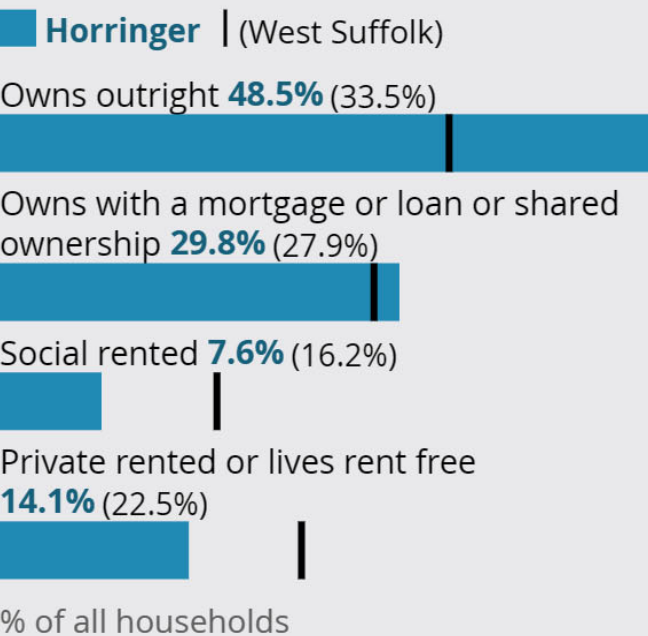
Number of cars or vans



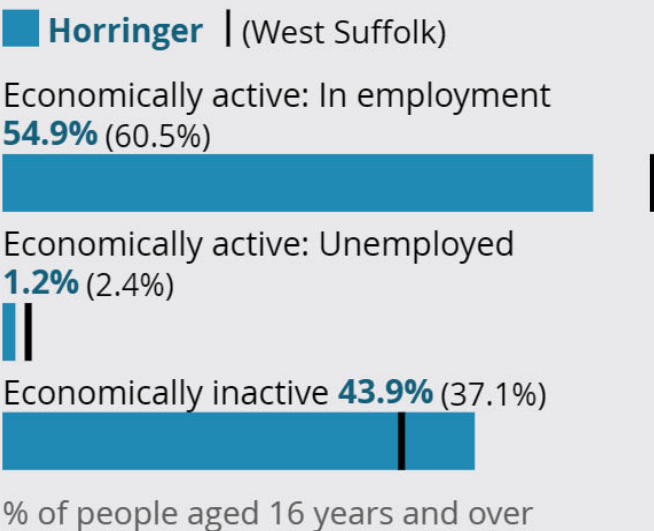
Number of bedrooms



Tenure of household



Economic activity status



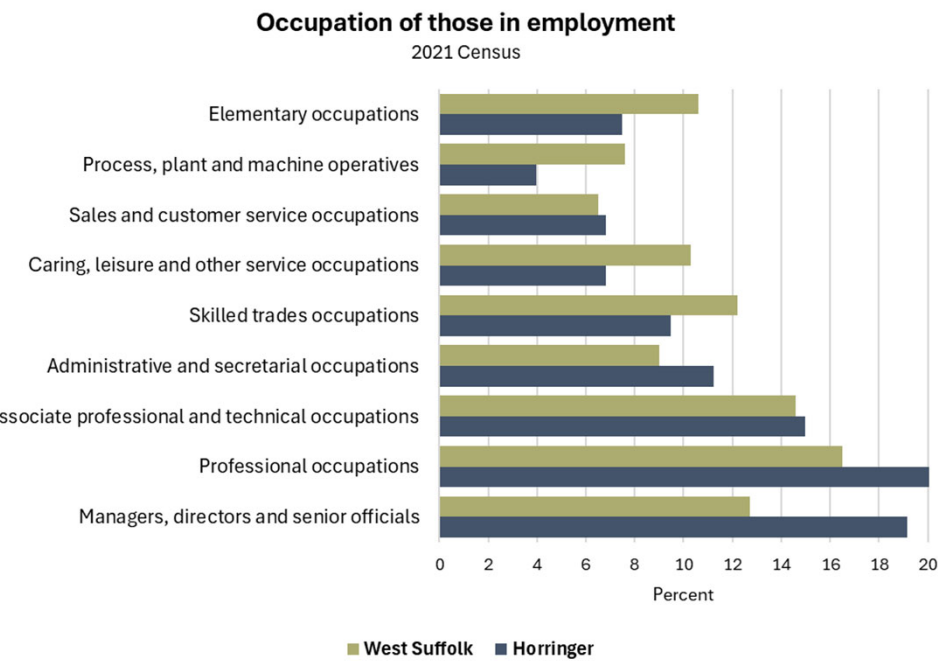
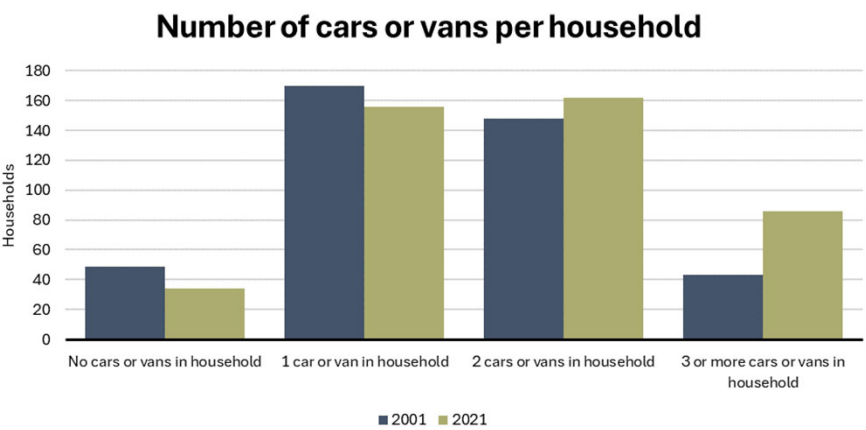
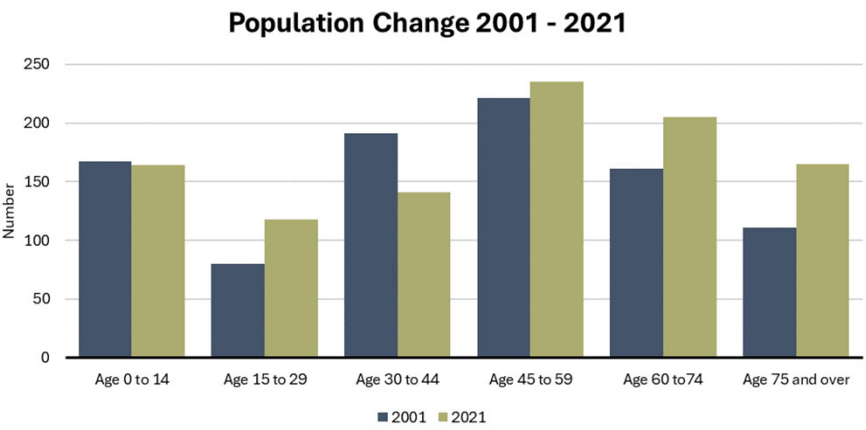
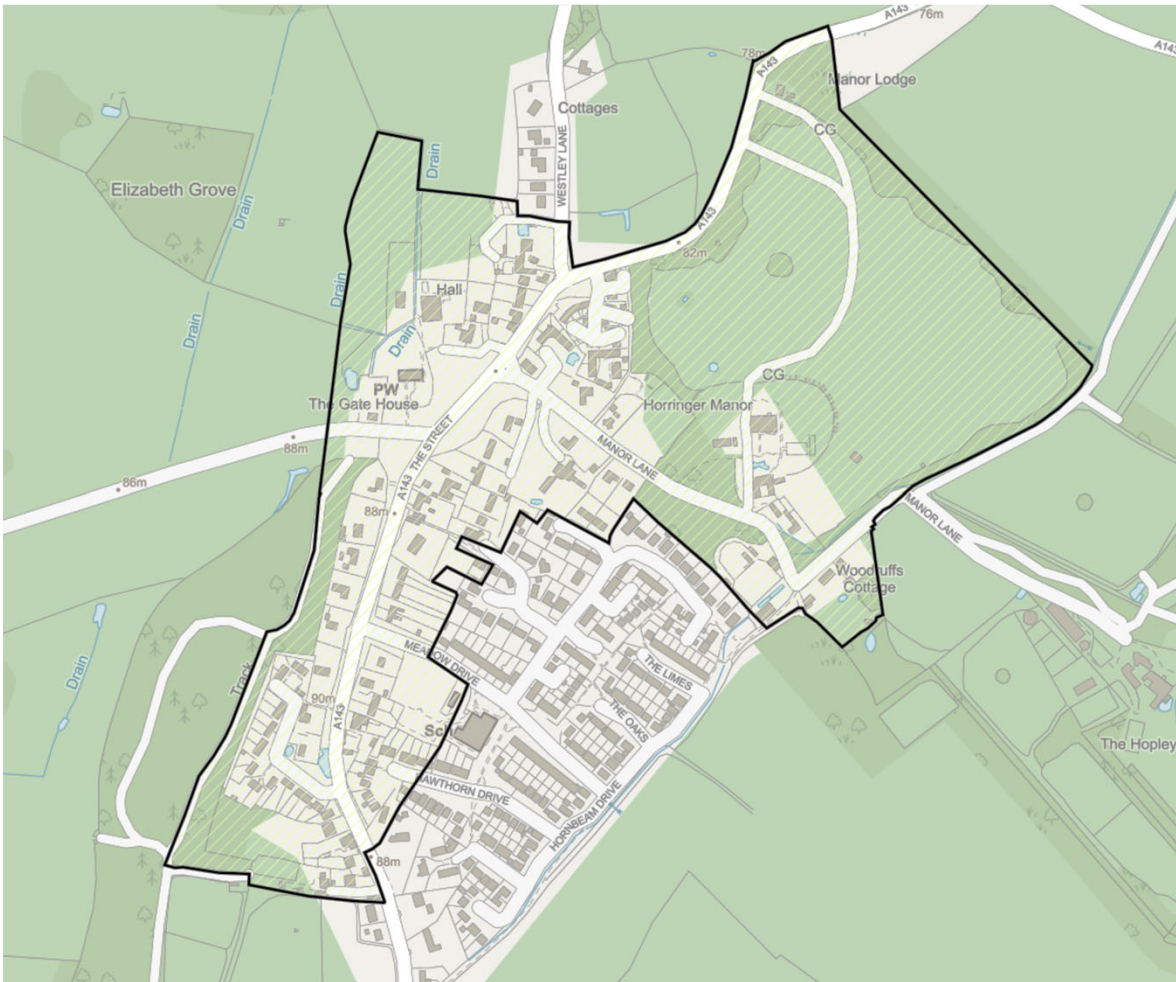
Horringer facts



The 2021 Census results show that:

- the parish population grew by just under 10% 2001 and 2021, compared with a near 15% growth across West Suffolk
- According to the Census, there were 29 more homes in Horringer in 2021 than in 2001
- The proportion of residents aged over 60 has grown by 36% in the last 20 years
- In 2001 only 10.5% of households had 3 or more cars. By 2021 that had nearly doubled to 19.7%

There are 58 listed buildings in the parish, the most significant being Ickworth House. The Park is also a “registered park and garden” of historic interest and much of the centre of the village is a conservation area, as illustrated below.



The Plan Area



The Local Plan

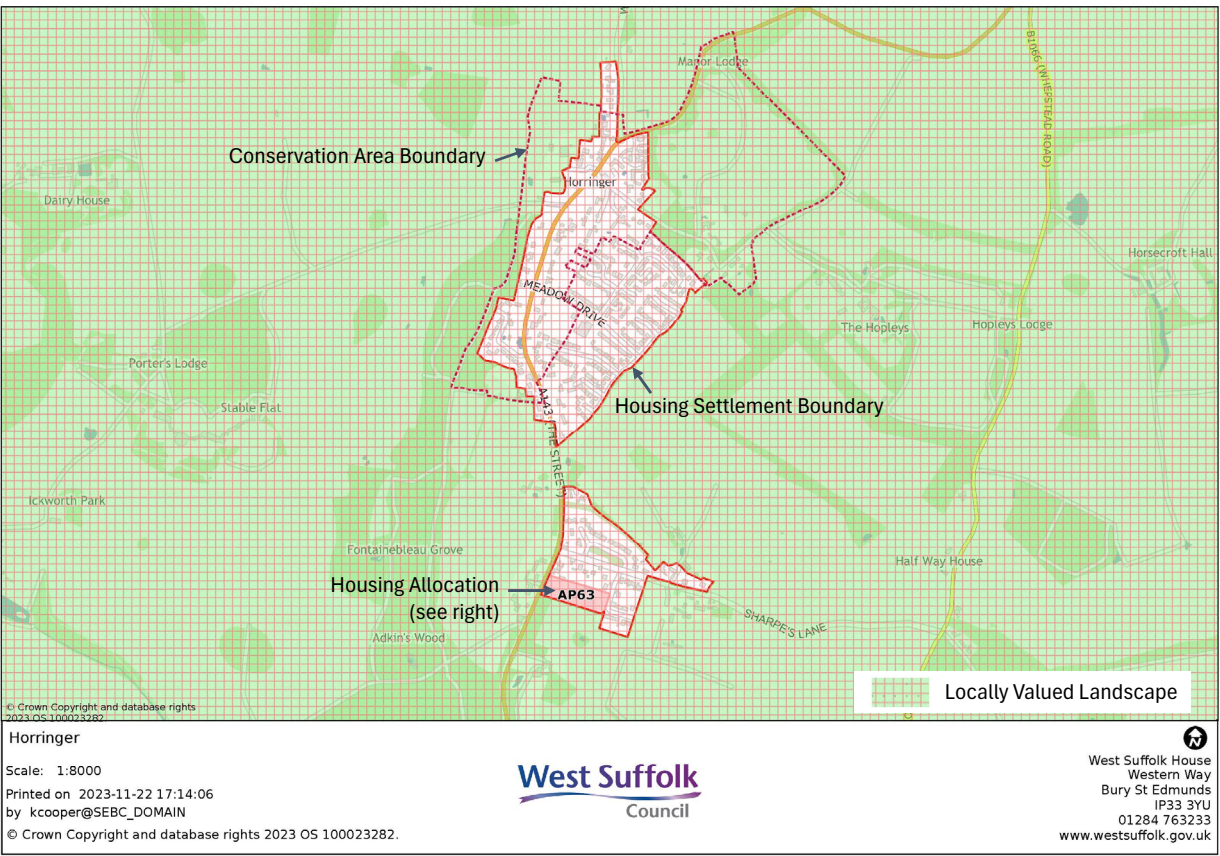


Our neighbourhood plan will have to conform with the Local Plan for West Suffolk

A new Local Plan is at an advanced stage in its preparation and will be the subject of examination by Government Planning Inspectors later in the year.

The Draft Local Plan:

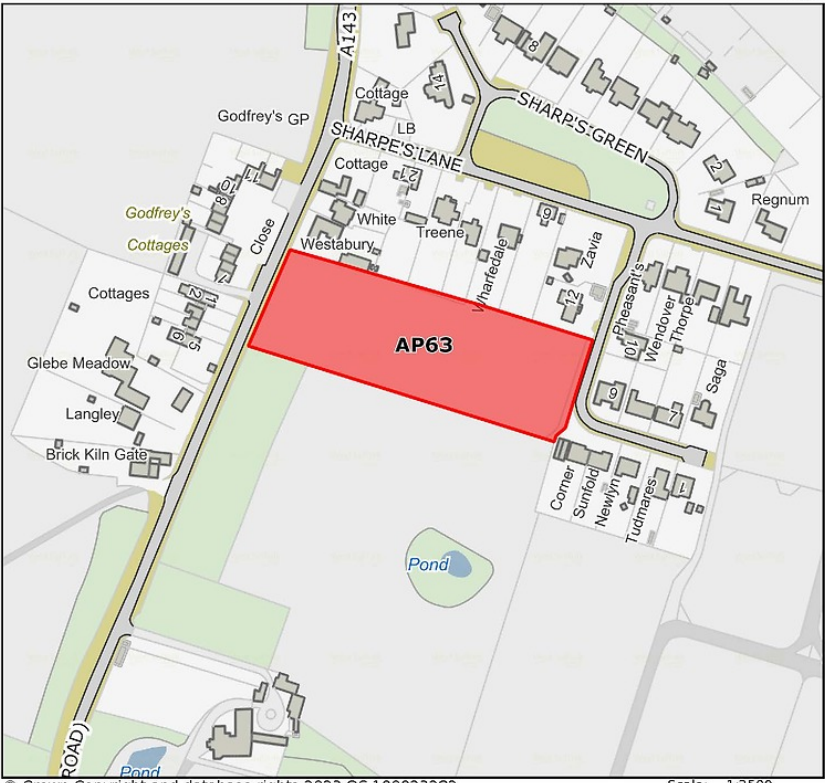
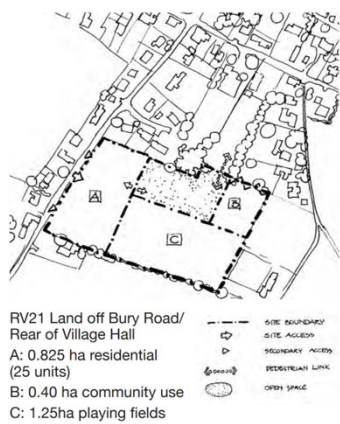
- identifies Horringer as one of 16 'Type-A villages' which "have a more limited range of services and facilities but can still meet some of the day to day needs of their residents."
- states that "The scale of growth considered appropriate for type A villages is an indicative maximum scheme size of around 20 homes, dependent on infrastructure and environmental capacity."
- Defines a Housing Settlement Boundary around the main village and identifies a site east of Church Lane, see below, for around 12 homes.
- The Housing Settlement Boundary constrains development ensuring that the undeveloped countryside is protected from all but essential development.



The Neighbourhood Plan cannot change the allocation for housing in the Draft Local Plan

But it could add more detail as to how the site off Glebe Close should be developed, such as identifying where the landscaping should be located and what the house sizes should be.

The current West Suffolk Rural Vision 2031 Plan does this for sites, as illustrated right, but this is not carried forward in the new Local Plan.



A site of one hectare between Glebe Close and the A143 Chevington Road, as shown on the policies map, is allocated for around 10 homes.

The site should also deliver the following:

- Adequate access should be provided to the satisfaction of the highways authority.
- Sustainable travel connections to existing local destinations, nearby public rights of way and the countryside, including:
 - The provision of a footpath and cycle link onto the A143 Chevington Road.
 - Improvements to the nearest bus stop.
- Fully accessible informal and formal open space and play space.
- Green and blue infrastructure that will include:
 - Strategic landscaping.
 - Sustainable drainage systems features.
 - The existing boundary hedgerows and trees are to be retained with appropriate buffers and enhanced.
- The development must mitigate for its recreational effects on designated sites of nature conservation interest in accordance with Policy SP8 Recreational effects of development. Information to inform a project level appropriate assessment will be required.

Sustainable travel

A transport statement will be required as part of any application for development on the site.

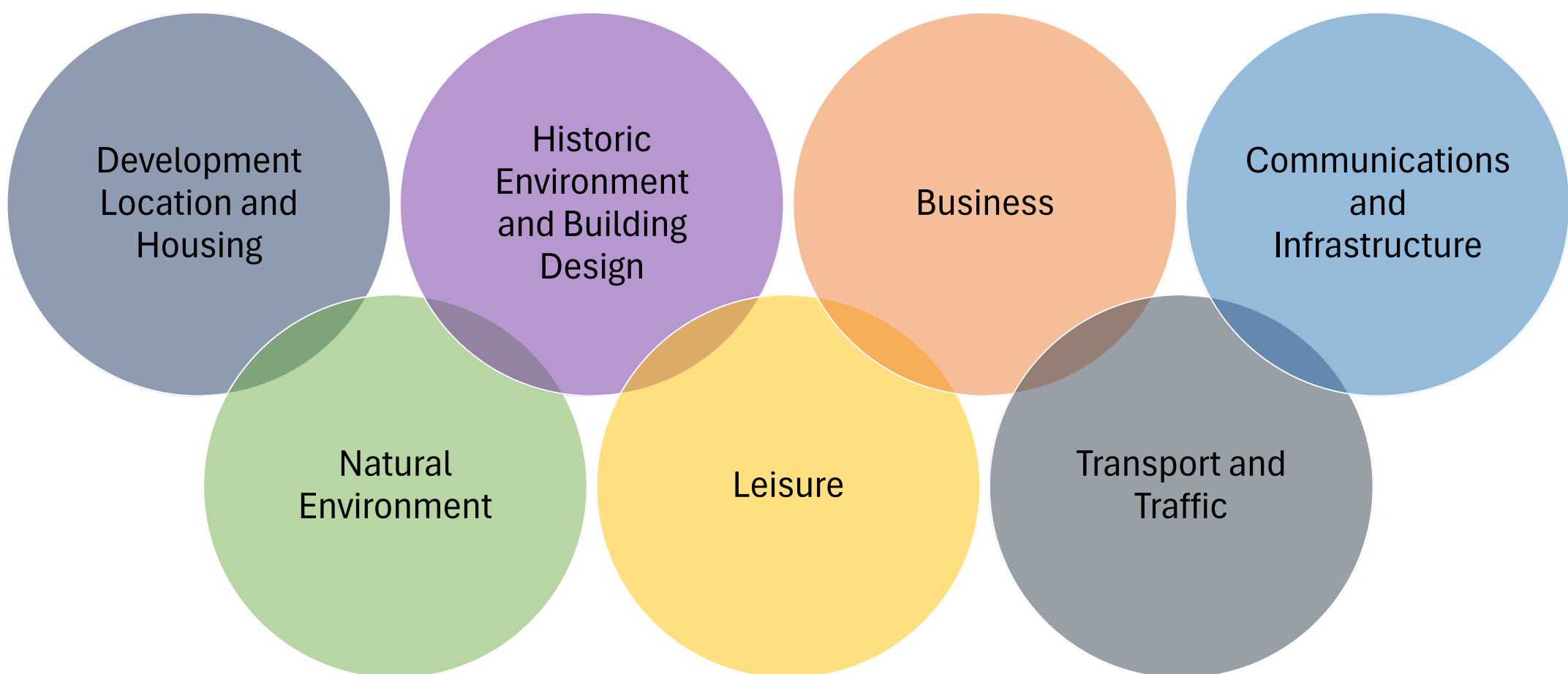
Archaeology

Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Plan Themes



**We think our Neighbourhood Plan
should cover these themes**



**There are tables around the hall covering each theme
with information on the relevant subject**

**Please use the post-it notes to leave your opinions,
ideas and questions**

Can you help?



Working Group

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

We have established a small Working Group, but you are welcome to join us.

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

The Working Group has the support of the Parish Council and will be involved in:

| Working Group | Others |
|---|--|
| Residents' Survey | |
| Analyse results – what are the headlines? | |
| Design Guidance | |
| Meet consultants and show them around village | Consultants will produce draft report |
| Review draft report | Places4People will also review draft report |
| Information gathering | |
| Could include Census data and other matters | Places4People provide guidance |
| Community Engagement | |
| Ensure opportunities are taken to keep residents up to date | Places4People will provide material for engagement |
| Plan Preparation | |
| Agree content | Places4People 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 | Places4People will provide full back up |

Your feedback



What do you cherish about living in Horringer in 2024?

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 Horringer?

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