

Welcome



Thanks for sparing the time to come and visit our event today

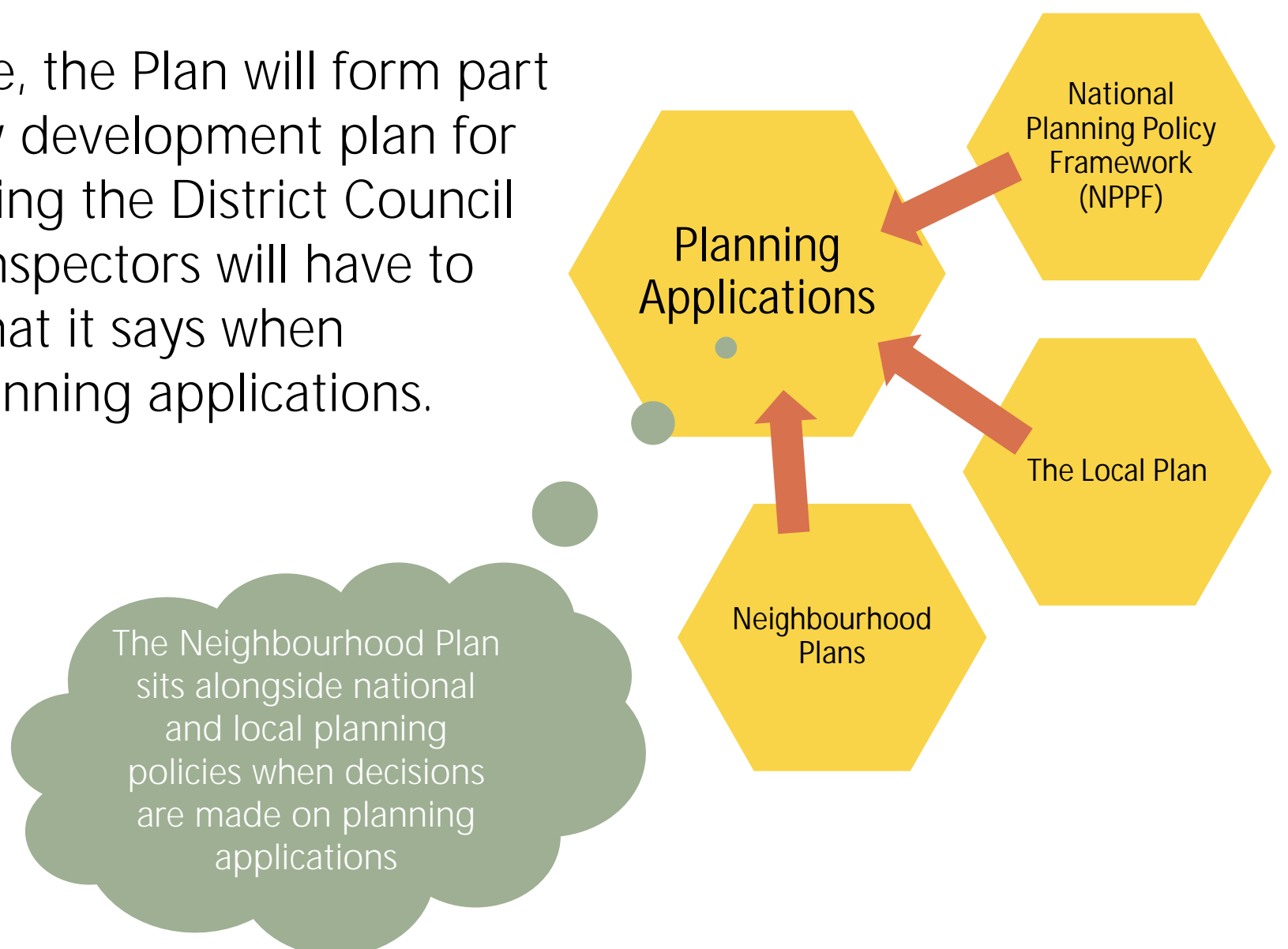
The exhibition explains:

- 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 Planning Inspectors will have to take note of what it says when considering planning applications.



Neighbourhood Plans.

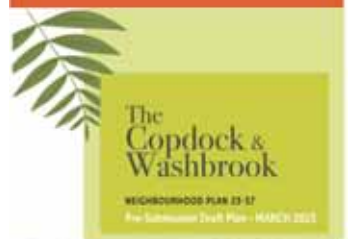
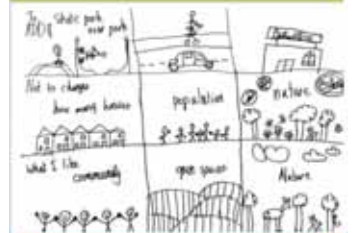
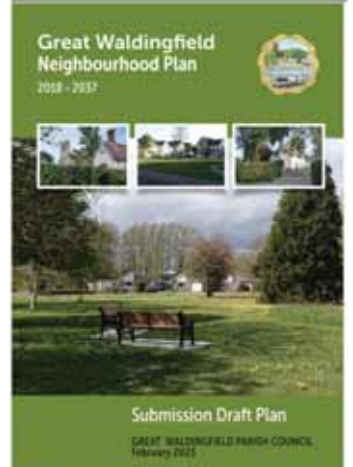


- rely on community involvement throughout their preparation and must be approved in a Parish Referendum before they can be used.
- contain planning policies for matters that require planning permission
- must not conflict with the policies in the Local Plan or national planning policies.
- will need 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. It can guide the development and conservation of the area.
- attract an uplift to a Parish Council of Community Infrastructure Levy arising from development in the area from 15% to 25%.

Neighbourhood Plans can:

for example, include proposals for:

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



Neighbourhood Plans.



- The Plans have to be prepared in line with Government Regulations.
- The Parish Council will be 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 the 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 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.

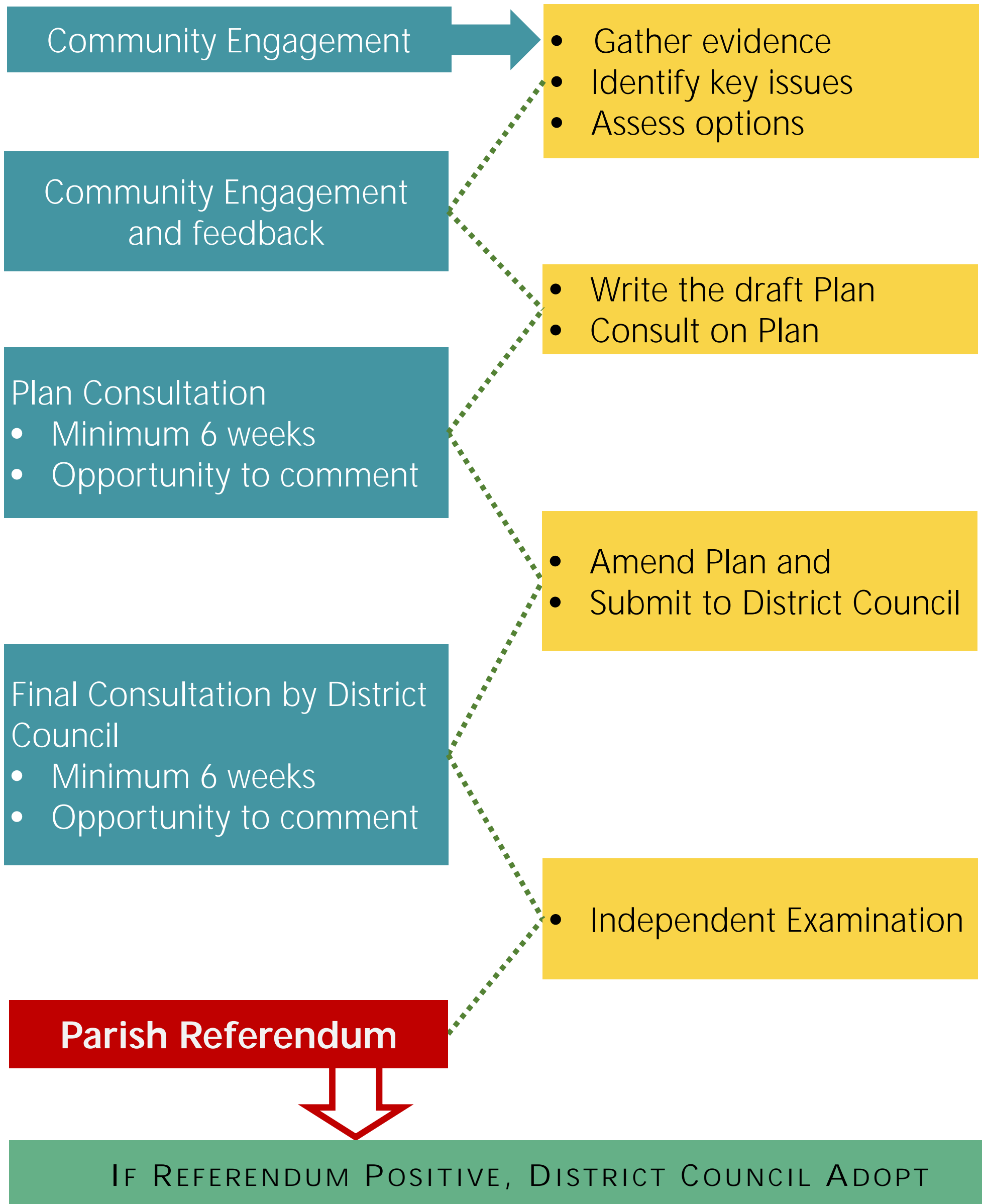
What can a neighbourhood plan cover?

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.

The Process



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



Does anyone take any notice of them?



Put simply, yes, they do

When a planning application is decided, the District Council has to take equal account of what the Local Plan and the Neighbourhood Plan say.

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).
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 East Suffolk Council 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 detailed landscape guidance at such a local level.

Our Progress



Designation

The first stage in preparing a Plan is to get the parish designated as the “Neighbourhood Area” by the District Council. East Suffolk Council did this on 9 August.

Grant

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

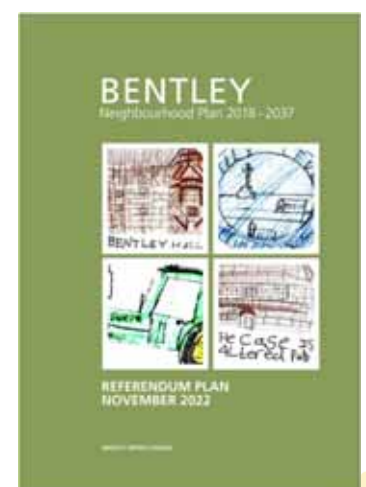
Design Guidance

As part of the free government support for producing a Neighbourhood Plan, Design Guidance is to be prepared for Little Bealings by government appointed consultants and work will commence shortly.

Professional Support

The Parish Council has secured the services of Places4People Planning Consultancy who are experts in the field of neighbourhood planning. Locally they have prepared neighbourhood plans for Rushmere St Andrew, Playford, Wherstead, Sproughton, Bentley and Copdock and are currently working with Westerfield. Their costs will be met by the government grant.

We have also lined up a Landscape Architect to prepare a Landscape Appraisal. Again, the costs will be met by the government grant.



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.

The Plan might therefore:

- 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 Little Bealings, 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.

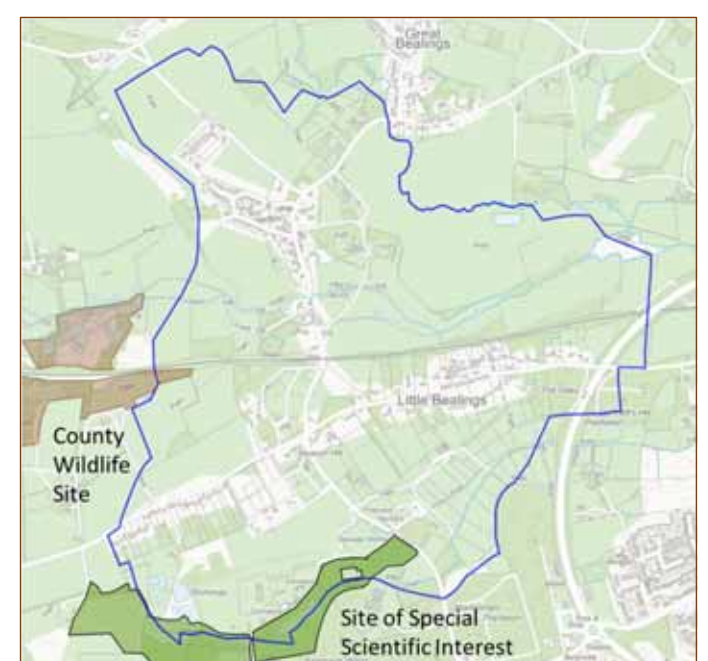
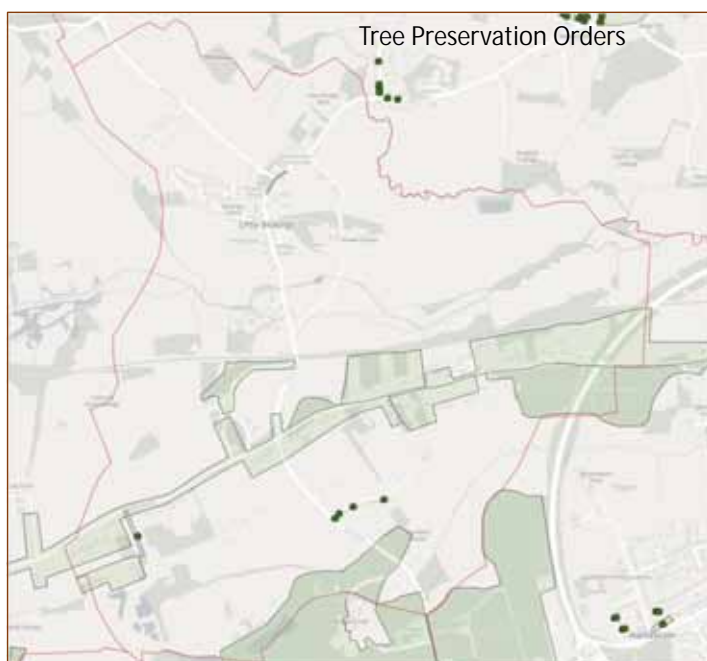
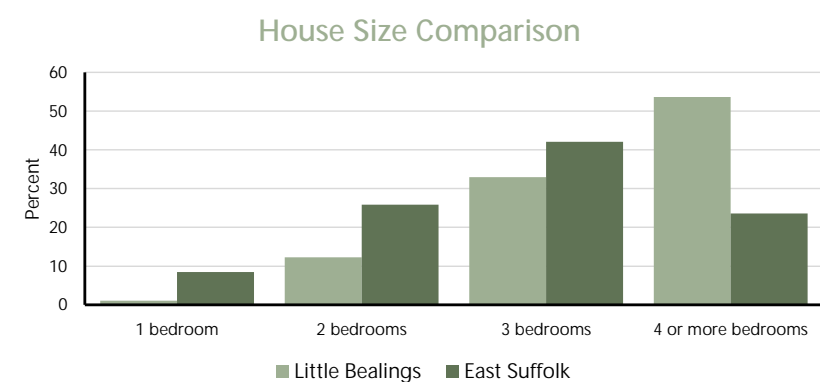
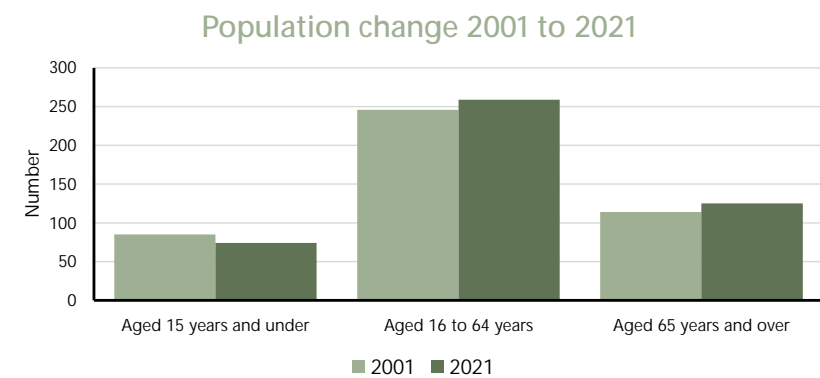
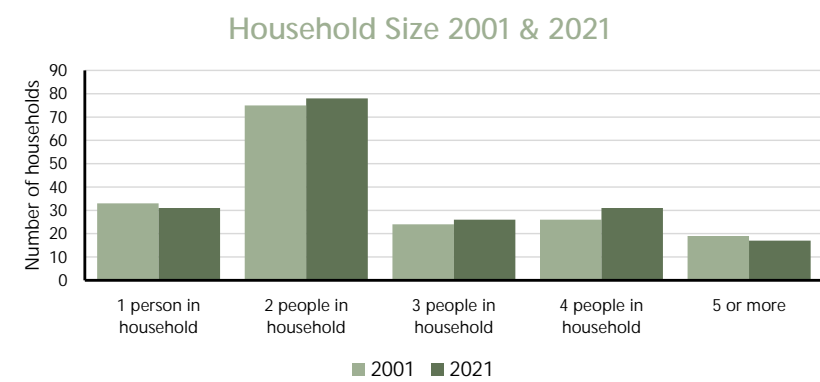
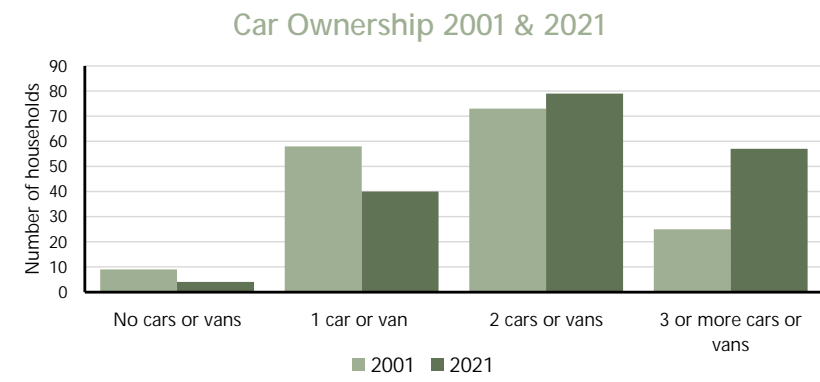
What we know about Little Bealings



The results of the 2021 Census are just starting to be published.

The results show that:

- the parish population is 458, 3% higher than 20 years ago
- The number of homes has also grown by 3% in last 20 years
- Just over one quarter of our population is aged 65 or over
- The number of households with 3 or more cars has increased by over 60% over the last 20 years
- The parish church is the only Listed Building in the parish.
- There is a Site of Special Scientific Interest (Sinks Valley) running along the southern boundary of the parish and part of a County Wildlife Site south of the railway line running into Playford parish. Many areas of the parish are covered by Tree Preservation Orders.
- The most recent Government published figures identify that the primary school was one pupil above capacity in 2021/22.



What the Local Plan says about Little Bealings



In 2020 the Local Plan covering the former Suffolk Coastal district was adopted.

Little Bealings is designated as a “Small Village” within the settlement hierarchy.

The strategy for development in small villages is:

Employment

- Development within existing Employment Areas (Policy SCLP4.1)
- Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5)

Retail

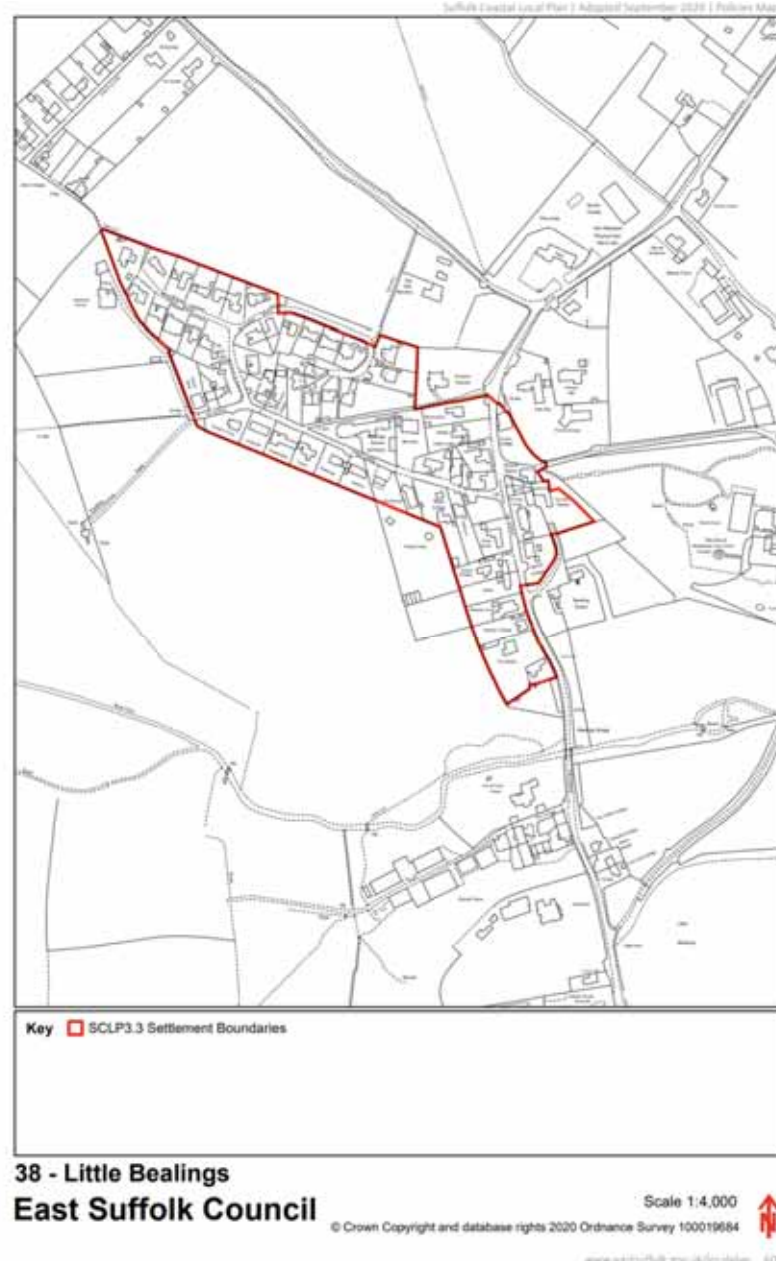
- Protection of local shops (Policy SCLP4.12)

Housing

- New housing allocations (Section 12)
- Small groups of new housing and infill within Settlement Boundaries (Policy SCLP5.2)

The Settlement Boundary for Little Bealings is shown on the map

The Local Plan does not allocate any sites for housing in Little Bealings



Relevant Local Plan Housing Development Policies

Policy SCLP3.3: Settlement Boundaries

Settlement Boundaries are defined on the Policies Map and apply to Major Centres, Market Towns, Large Villages and Small Villages. Land which is outside of Settlement Boundaries and which isn't allocated for development in the Local Plan and Neighbourhood Plans is defined as Countryside.

New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.

New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise. Proposals for new residential development outside of the Settlement Boundaries and outside of land which is allocated for development will be carefully managed in accordance with national planning policy guidance and the strategy for the Countryside.

Neighbourhood Plans can make minor adjustments to Settlement Boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.

Policy SCLP5.2: Housing Development in Small Villages

Residential development will be permitted within defined Settlement Boundaries where it is:

- a) A small group of dwellings of a scale appropriate to the size, location and character of the village; or
- b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.

Policy SCLP5.4: Housing in Clusters in the Countryside

Proposals for new dwellings within 'clusters' in the countryside will be supported where:

- a. The proposal is for up to three dwellings within a cluster of five or more dwellings;
- Or
- the proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;
- And
- b. The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;
 - c. The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and
 - d. It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs.

Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.

The cumulative impact of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and
- Contains 5 or more dwellings.

How you can get involved



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:

Working Group	Others
Residents' Survey	
Residents' Survey Design	Places4People print and host online
Deliver survey forms	
Residents' Survey input of paper returns	Places4People run the results report
Analyse results – what are the headlines?	
Landscape Appraisal	
Meet with Landscape Architect	Landscape Architect prepares report
Review draft report	
Design Guidance	
Meet consultants and show 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
Keeping Community Engaged	
Ensure opportunities are taken to keep residents up to date	
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

If you would like to be part of the Working Group, or could assist in other ways, please talk to a Parish Councillor today or complete the postcard and drop it in the box provided

Your feedback



What do you cherish about living in Little Bealings in 2023?

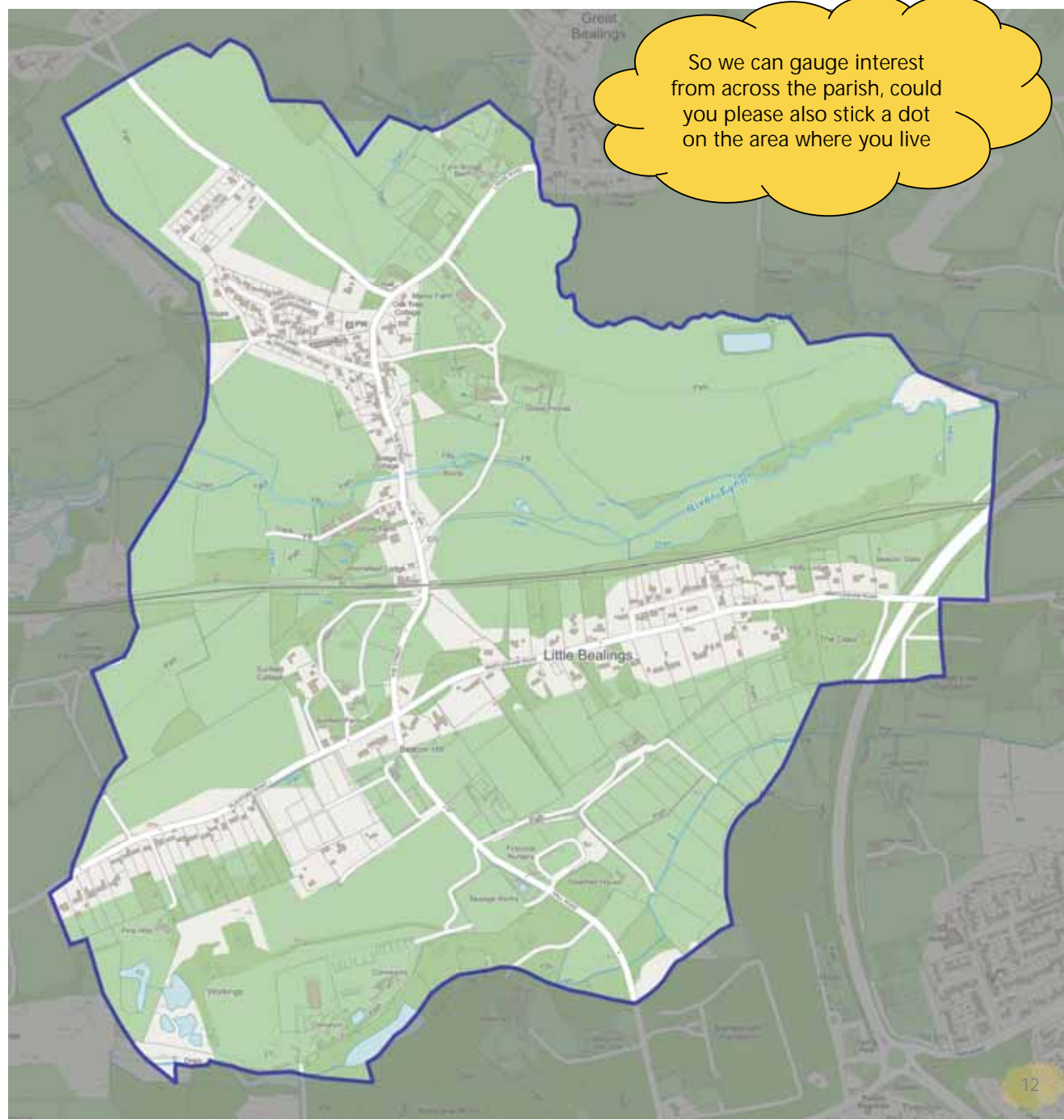
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Your feedback



What you would like to see change in Little Bealings

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



So we can gauge interest from across the parish, could you please also stick a dot on the area where you live