

NEWTON NEIGHBOURHOOD PLAN

NOTE ON NEXT STEPS FOLLOWING 11TH JUNE TELECON

17.06.19

Objectives

1. It is important that the draft objectives are finalised for consultation with the community. My comments on the objectives in the poster are as follows:

- *'To work alongside Babergh District Council to ensure due attention is given to the housing growth...'* This is not specifically an objective, more a statement of intent. It also mixes a number of matters relating to housing, design and wildlife. The design and wildlife matters are things that the NNP can legitimately address as objectives; indeed one of the other objectives already addresses wildlife. My suggestion is that the objective could be amended as follows:

- *'To ensure development preserves Newton's feel as a rural village.'*

To justify a policy addressing this objective, it will be necessary to do further work on articulating what gives Newton its feel. So it is important to consider whether you want to cover design and whether you feel you can articulate the design features which make Newton locally distinctive.

- *'To protect our listed buildings and other locally distinctive buildings of note.'* Listed buildings are already covered by national policy so the objective should be amended to:

- *'To protect our locally distinctive buildings of note.'*

- *'To work with Suffolk Highways to help improve traffic movements through the village, reflecting safety and environmental issues'.* Who you work with to meet an objective should not be part of the objective. Also, I question whether the issue is traffic movement but is more about crossing the A134 safely. I would recommend rewording to say:

- *'To improve the safety of pedestrians through the village and across the A134'.*

- *'To support the development of an environmentally friendly village'.* This is a bit vague and could mean all sorts of things. I recommend that you refine this and are clearer about what you mean.

2. Is there an objective missing? At the March workshop, there was discussion of retaining the gap between Newton and the growth of Sudbury. If you wish to include an objective on this, then I suggest the following wording:

- *'To retain the physical identity of Newton as a rural village.'* This could even be amalgamated with the suggested objective about retaining the feel of a rural village.

3. Once the draft objectives are finalised, you should engage with the community to get their feedback on them. This is often a tricky area to get feedback on but it should ensure that if people have strong objections, they will have the opportunity to make them.

Site allocations

4. With Newton being a rural hinterland village, you are unlikely to be required by the emerging Babergh Local Plan to allocate sites for housing development. However, this doesn't mean that you can't allocate sites. My one concern for the NNP will be how the aspirations for new community facilities can be delivered when there is no growth expected. The best way to deliver new community infrastructure is to allocate sites where the NPP can either require it to be built or can secure contributions to its delivery off-site.
5. In addition to securing community infrastructure, the early evidence regarding the affordable housing scheme coming on stream shortly is that it won't address Newton's needs in full. A further allocation with affordable housing to address this need, complemented by some market housing to help deliver the community facilities, will address this.
6. If you wish to allocate sites, then firstly you should check with Babergh DC that they won't have strong objections to the NNP allocating sites. I see no reason why they should but it is important to keep them up to speed.
7. You should then undertake an NPP 'Call for Sites' where you invite landowners or site promoters to put their land forward for consideration through the NNP. You will need to advertise this for around 6 weeks. Appendix A shows a sample of the wording that can be used in such a call. Navigus can assist you with the whole process of site allocation, should you wish to proceed.

Review of technical evidence and Local Plan policies

8. Once the draft objectives have been finalised and put out for consultation, Navigus can undertake a review of the relevant Babergh Local Plan policies. An important principle of preparing an NP is that, if there is an existing policy which does what you want it to, then there is no point trying to duplicate it otherwise it will likely be deleted from the NP when it is examined. We will advise on these matters.
9. Alongside this, we will review the Babergh DC technical evidence base. It is important that the policies in the NNP not only take on board the views of the community but that this is supported by the technical evidence base where relevant.

Other matters

10. In respect of the objective to protect Local Green Spaces, it will be important that the community is engaged on the proposed areas and that it is clearly documented why they feel that individual spaces are 'demonstrably special' (the requirement of national planning policy) and therefore worthy of protection.

11. The Working Party should revisit the recommendations for further consideration arising from the March workshop. There are a number of matters which I consider will assist the Working Party in developing the best possible plan which takes advantage of all the opportunities open to you.

Chris

Bowden,

17.06.19

Appendix A: Sample Call for Sites letter/poster and newspaper advert

CALL FOR SITES LETTER/POSTER

As part of the Neighbourhood Plan, it is important for us to consider the merits of making site allocations for development in the parish of [name]. This therefore is a call to all landowners in the parish, large and small, who have an interest in promoting their land for development.

If you are a landowner and wish your land to be considered for allocation in the Neighbourhood Plan, we are primarily looking for sites for residential use. However, if you have aspirations for alternative uses then we would also like to hear from you.

If you have potential sites that are either:

- within or directly adjacent to the existing curtilage of the Village, or
- directly adjacent to an existing cluster of buildings outside the curtilage
- larger than 0.1 hectares

then please could you provide us with the following details:

1. A clear statement of which types of development you wish your land to be considered for, e.g. residential, business, etc.
2. The area of the land in hectares.
3. A plan – preferably on an Ordnance Survey base - which clearly shows the extent of the land that you wish to be considered.
4. An understanding of how the site would be accessed by vehicle and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.
5. Any known issues or constraints, e.g. ransom strips, covenants, etc.

It is important that the sites which are allocated contribute towards achieving the objectives of the Neighbourhood Plan, as set by the community. At present we have an early working draft of the objectives for [name of place], based on the initial engagement we have undertaken with the community. A copy of the draft objectives can be found on the attached page. These are draft objectives to be shaped by the community and so are subject to change. However, they give a useful understanding as to the types of issues that the Plan - and its site allocations - will be looking to address.

We require all submissions to be made in writing including all information requested in this letter by [date]. Submissions must be made to:

[Name]

[Address]

Yours faithfully

Call for Sites newspaper advert

Call for Sites – [name of place]

The [Name] Neighbourhood Plan is undertaking a Call for Sites. Any landowner who has an interest in promoting their land for development may make a submission, although we are primarily looking for residential sites.

We are seeking sites which are:

- Within or directly adjacent to the existing curtilage of [name] Village, or
- Directly adjacent to an existing cluster of buildings outside the curtilage, and
- Larger than 0.1 hectares

The closing date for the submission of sites is [date]. If you wish your land to be considered, please contact [Name] Parish Council for further details at:
[email address]