

# Welcome

# Sproughton Neighbourhood Plan

**Thank you for sparing some time today to come and learn about the preparation of a Neighbourhood Plan for our parish.**

We'd like to let you know what Neighbourhood Plans are and provide information about how the Plan will be prepared.

## What is a Neighbourhood Plan?

It is a new kind of town planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the Parish. It can, for example, also identify proposals for:

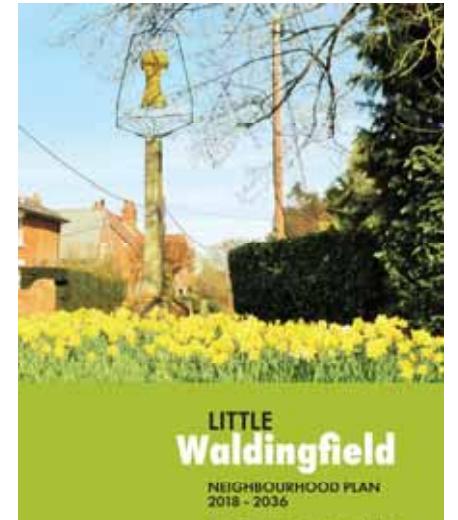
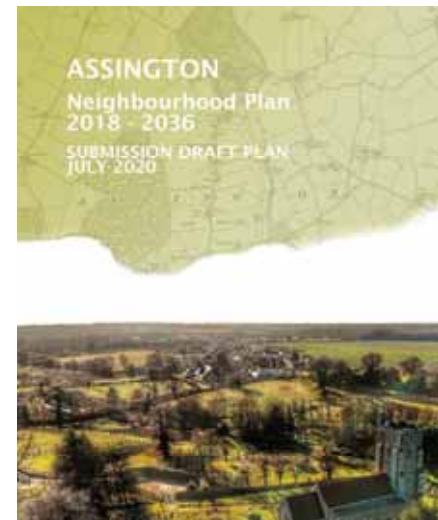
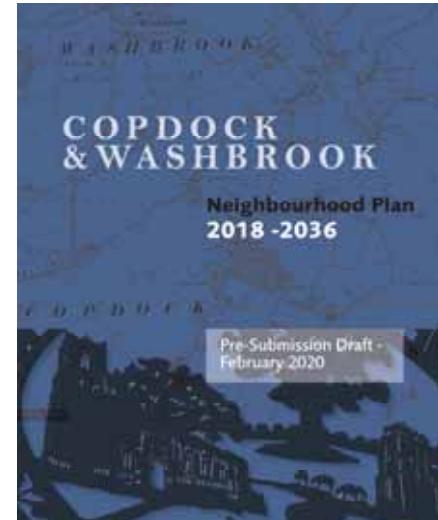
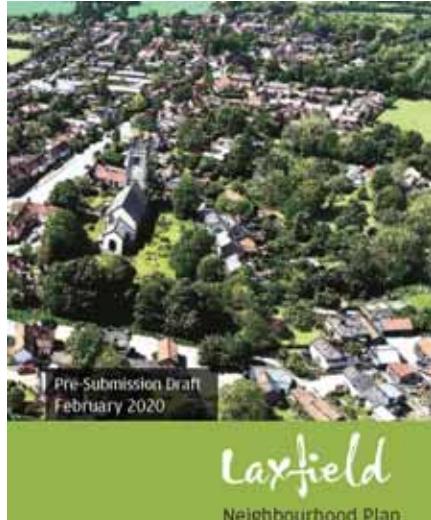
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites or areas of environmental or historic quality.

When complete, it will form part of the statutory development plan for the area, meaning that Babergh District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Although the Parish Council is responsible for producing the Plan, it is vital that residents get involved in its preparation.

Community Involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

## Neighbourhood Plans in Babergh & Mid Suffolk



**PLEASE DO NOT TOUCH**

## Why we're doing it

Our Parish is likely to come under increasing pressure for new development. Babergh and Mid Suffolk Councils are preparing a new Joint Local Plan but it will not be able to include the locally distinct information that makes Sproughton so unique.

A Neighbourhood Plan can't in itself stop what's in the Local Plan but it does allow us, the residents of Sproughton, to decide locally:

- if additional sites should be developed
- what should be protected and
- What we'd like to see improved.

Over 50 Neighbourhood Plans have been or are being prepared across Babergh and Mid Suffolk Districts

# Background

# Sproughton Neighbourhood Plan

## What a Neighbourhood Plan can and cannot do

### A Neighbourhood Plan can...

- Decide where and what type of development should happen in the Parish.
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards, that take precedence over existing policies in the Local Plan for the Parish – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

### A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Local Plan.
- Be used to prevent development that is included in the Local Plan.

**Our Neighbourhood Plan will cover the whole parish of Sproughton, as illustrated below**



## Who prepares the Plan?

The Plan is being prepared by a Working Group that consists of Parish Councillors and volunteers from the Parish.

Thanks to a government grant, we have secured the support of Ipswich based Places4People Town Planning Consultants who have considerable experience in the preparation of local and neighbourhood plans.

**If you would like to get involved in any way then please let us know.**

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# The Process

# Sproughton Neighbourhood Plan

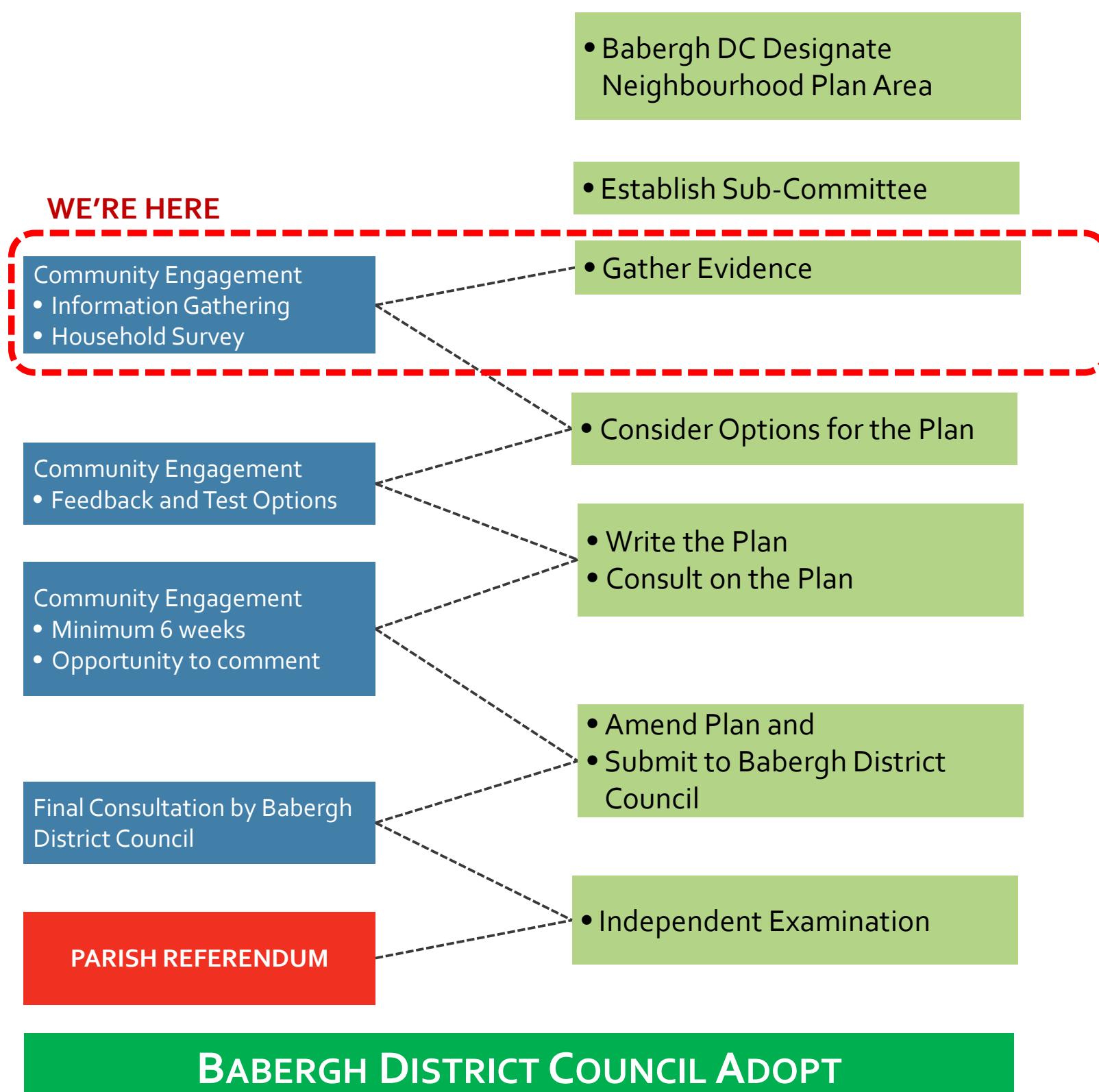
## How the neighbourhood plan is prepared

There are a number of stages that have to be completed, as illustrated below. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Neighbourhood Plan Sub-Committee advised by specialists when necessary.

We encourage YOU to get involved too.

**Community Involvement is a major part of the process and the Plan must be approved in a Parish Referendum before it can be used**

### THE PREPARATION STAGES



**At the end of the day, it's YOU that will decide whether the Plan should be approved.**

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# Key Stages

# Sproughton Neighbourhood Plan

This is how the Plan will be prepared

## Gather Information

- Household Survey ✓
- Statistical Information ✓
- Local Characteristics

## Identify Issues

- What are the issues arising from the information gathered
- What can the Plan address through Town Planning matters
- What other matters could we as a community seek to address

## Define Vision & Objectives

- Identifying what we want Sproughton to be like in 2036
- What will be done to deliver our Vision

## Possible consultation on Options

- Seeking opinions on matters before the Plan is produced

## Prepare the Neighbourhood Plan

- Planning policies for the development of land and for use when Babergh consider planning applications
- Community Actions to address more local concerns that aren't planning related matters.

Once the Draft Plan is prepared we will undertake extensive public consultation on it.  
This will last for at least six weeks.

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# The Planning Rules

## Sproughton Neighbourhood Plan

The Neighbourhood Plan has to align with the National and Local Planning Policies.  
We explain what these are below

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) originally came into force in 2012 and was last updated in February 2019. It aims to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

It encourages local people to "shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area."

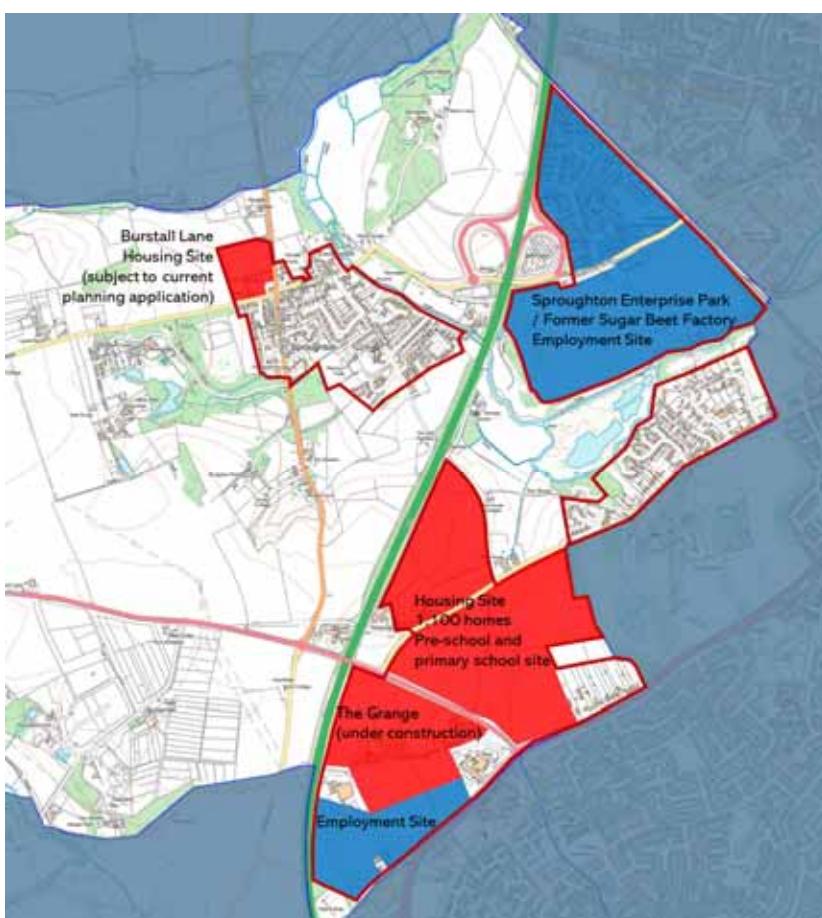
### Babergh Local Plan

The new Babergh and Mid Suffolk Joint Local Plan is currently being prepared and we're expecting the final Draft Plan to be published for public consultation around November.

Neighbourhood Plans should not promote less development than set out in the Local Plan nor undermine its strategic policies.

Our Neighbourhood Plan cannot change what's in the emerging Joint Local Plan. Neither can it change existing planning permissions, such as that in place at Wolsey Grange. Any challenges must be made by objecting to that Plan when consultation takes places at the end of this year.

However, we can provide additional guidance as to how the site could be developed.. See the example from the Copdock & Washbrook Neighbourhood Plan



In July 2019 the District Council published the "Preferred Options" for the Joint Local Plan.

For Sproughton, The Plan identified land for around 1,650 new homes between 2018 and 2036 including The Grange which had already been granted planning permission. The sites proposed are illustrated on the map. This is in addition to in excess of 150 homes elsewhere in the parish that had been granted permission when the Plan was published but had yet to be completed.

### Extract from Copdock & Washbrook Neighbourhood Plan



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# Planning Changes

## Sproughton Neighbourhood Plan

You may have seen the recent headlines about sweeping changes to the Town Planning system proposed by the Government.

We thought it would be helpful to explain these proposals in the context of the Neighbourhood Plan

As we understand things:

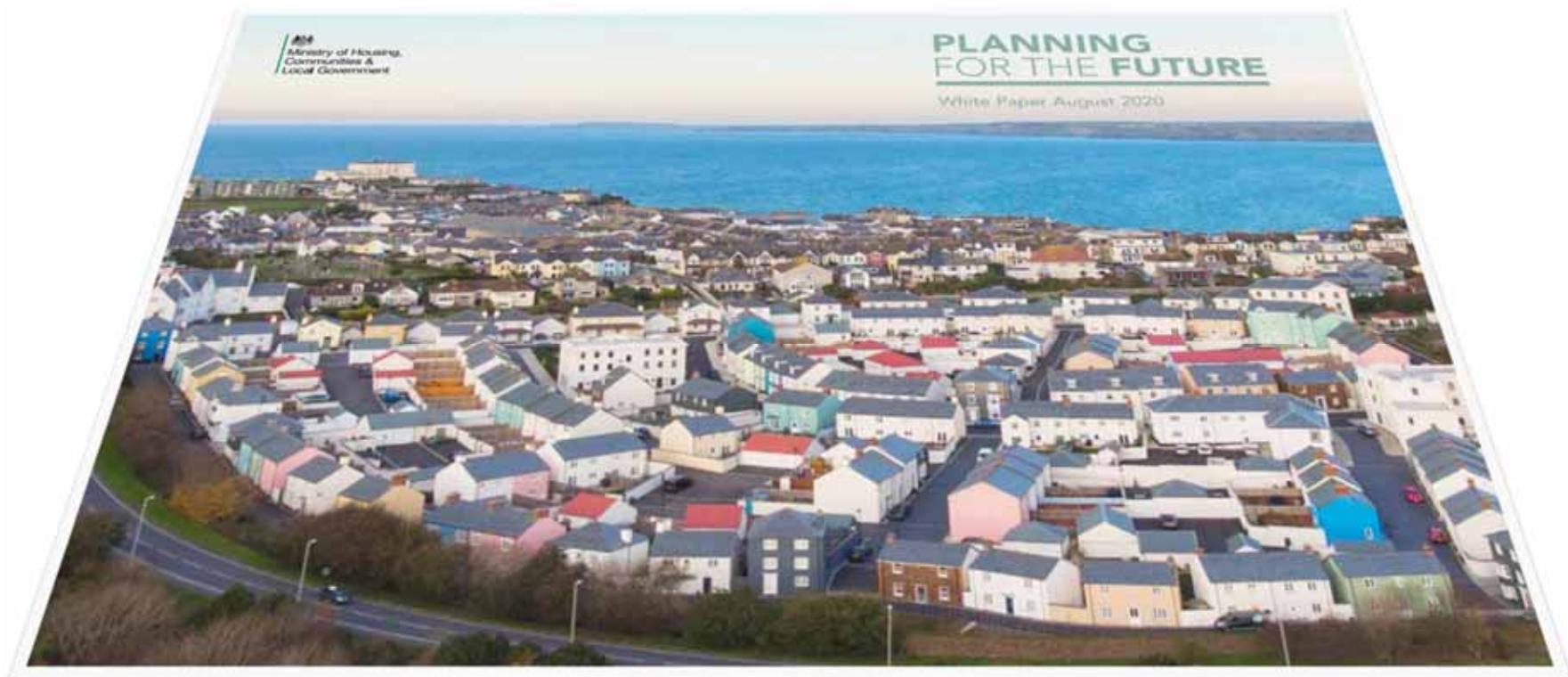
- Planning will be used to zone -
  - **Growth areas** suitable for substantial development, where outline approval for development would be automatically secured for forms and types of development specified in the Plan; with identified sub-areas for self and custom-build homes
  - **Renewal areas** suitable for some development, such as brownfield sites
  - **Protected areas** where development is restricted.
- Neighbourhood Plans will remain - but the focus will be on design

The Planning White Paper will take a while to be converted into Law and to come into force

We shouldn't stop to wait for the new system to be brought into force by the Government

We must carry on with the Plan preparation and be ready to adapt the Plan should it be necessary.

We hope you agree with this approach?



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# Household Survey

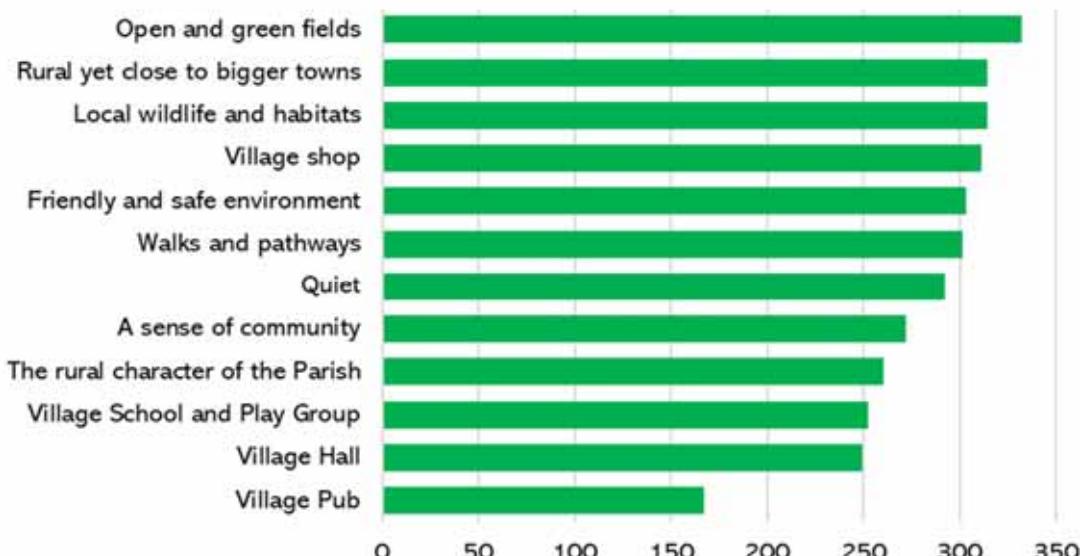
## Sproughton Neighbourhood Plan

As part of the information collection process, we recently carried out a household survey across the whole Parish.

We're now in a position to feedback the headline results. A full report of the survey results will be placed on the Neighbourhood Plan pages of the Parish Council website shortly

### Positive and Negative Features of Sproughton

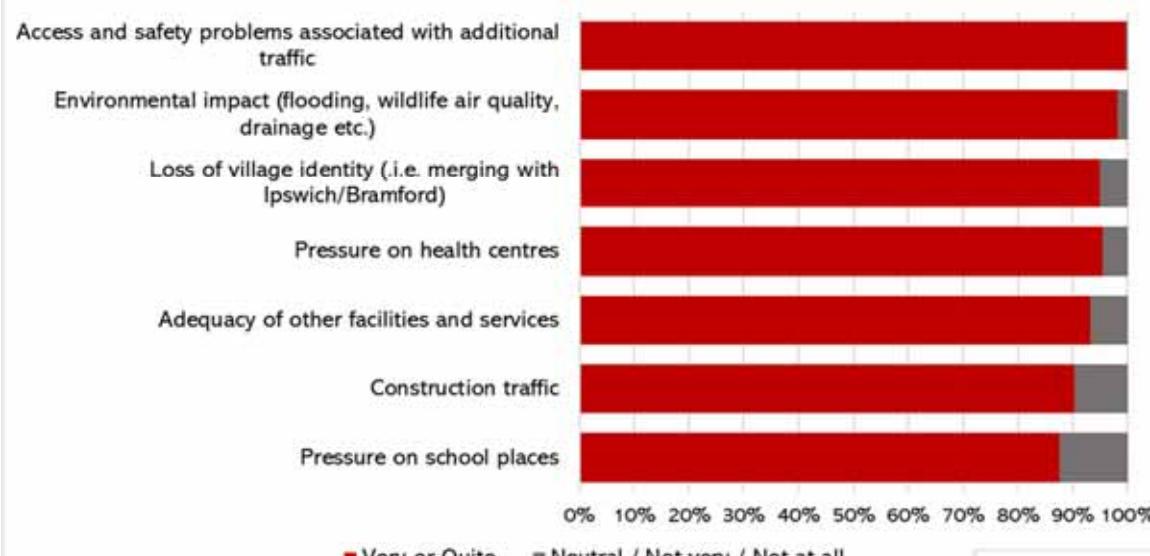
#### Positive Features of Sproughton



#### Negative Features of Sproughton



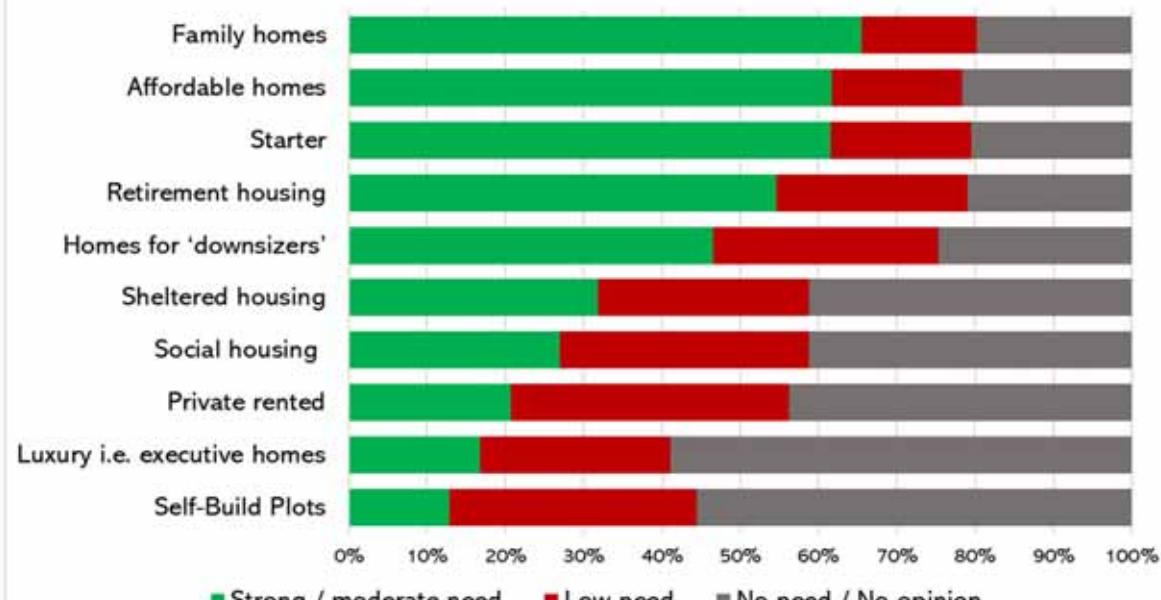
#### How concerned are you about the consequences of new housing development in Sproughton?



You strongly feel that the issues of traffic, either volume, speed and parking are weaknesses in our community!

### Thoughts on new housing development in Sproughton

#### What types of housing do you think will be most needed in Sproughton in the next 20 years?

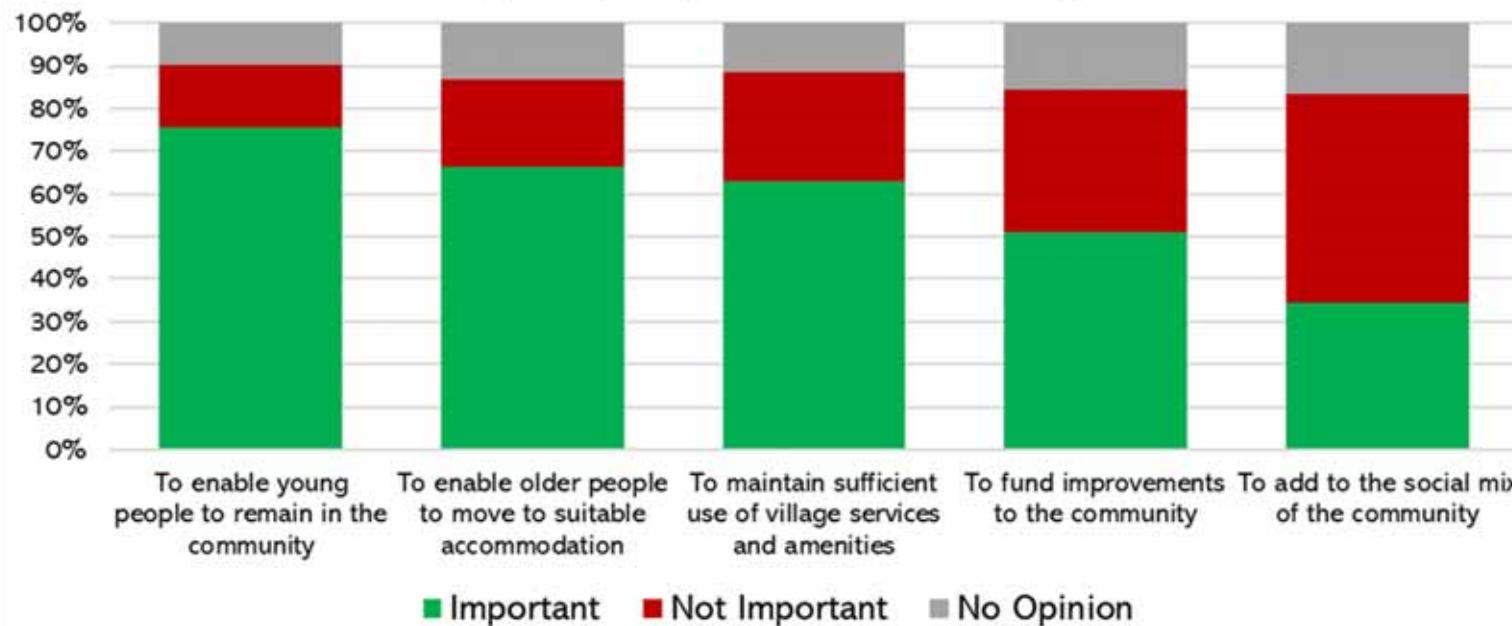


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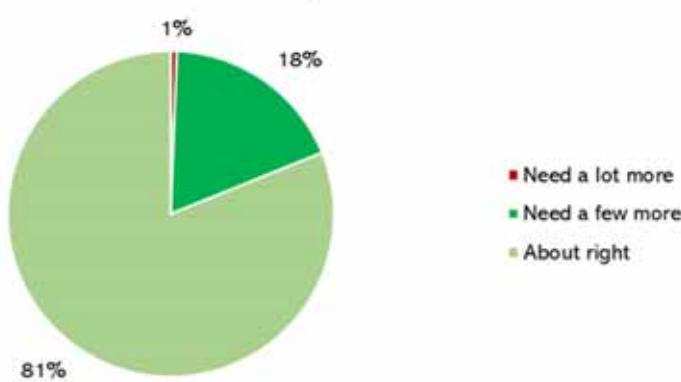
# Household Survey Sproughton Neighbourhood Plan

## Future Housing Development in Sproughton

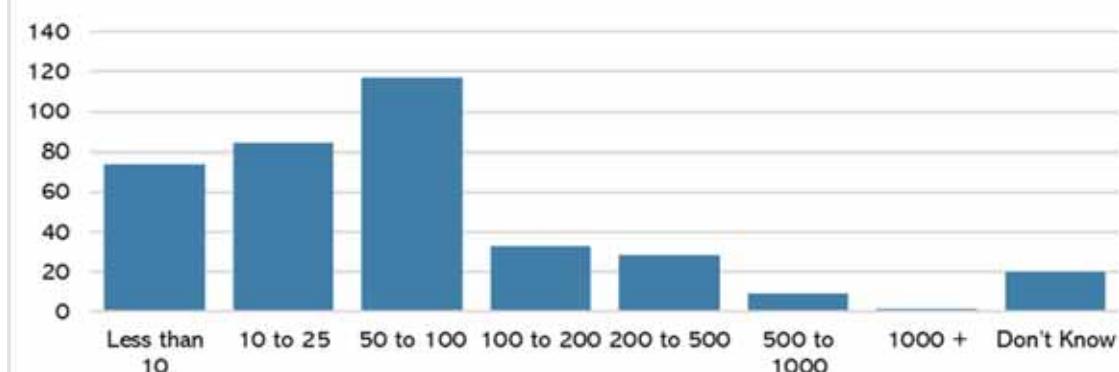
What importance do you attach to the following reasons for new housing in Sproughton in the next 20 years?



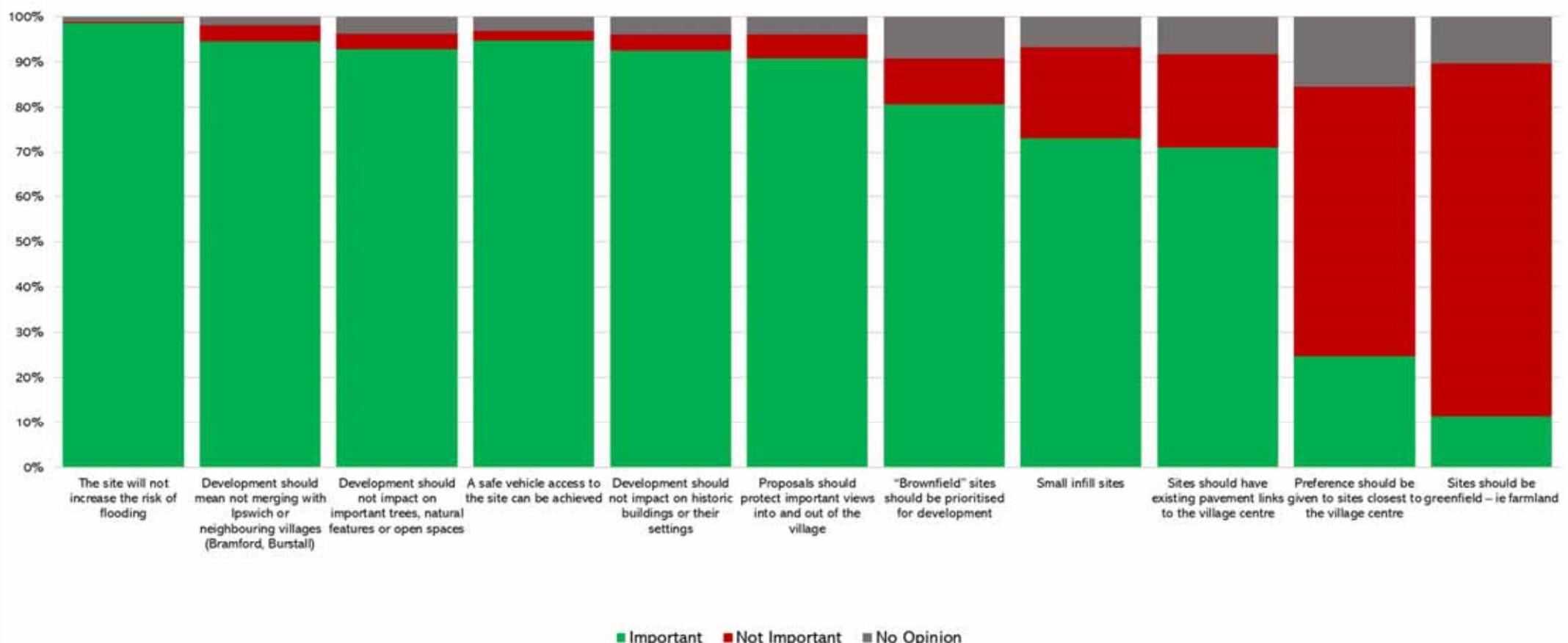
What do you think about the number of houses we have currently (including the number currently approved, as outlined above)?



How many more new homes should be built here in the next 20 years?



What do you think are the most important factors to be considered when identifying sites for new housing in Sproughton?



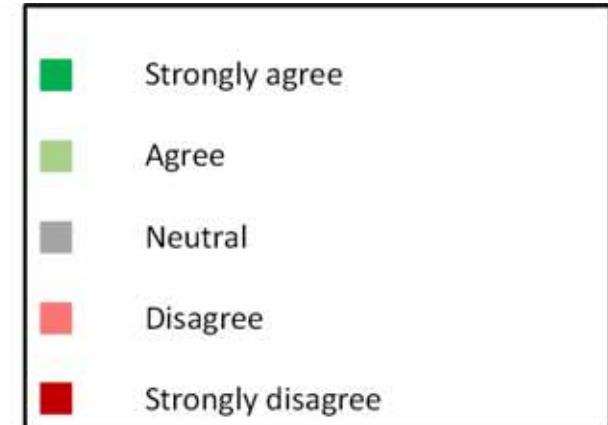
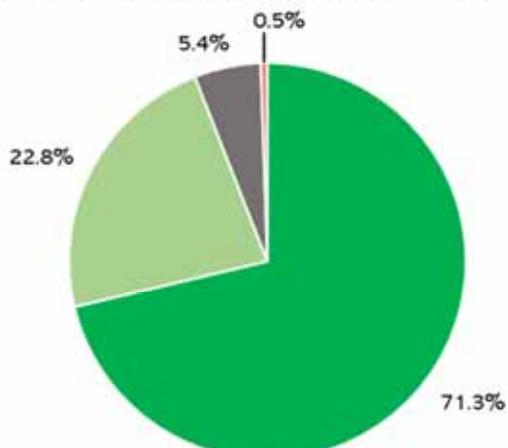
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# Household Survey

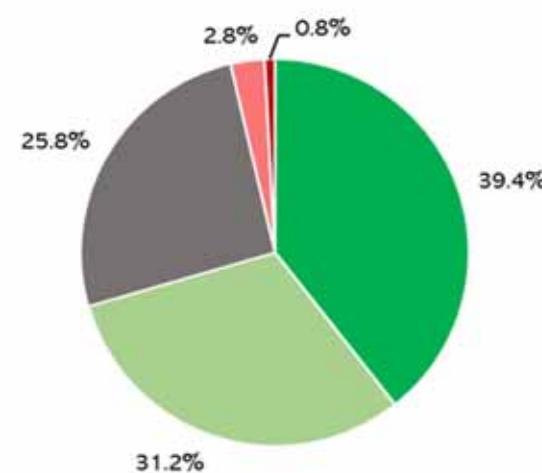
## Sproughton Neighbourhood Plan

### Our Assets and Facilities

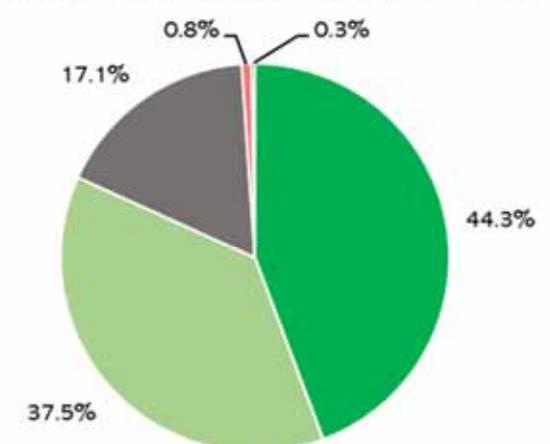
Our village shop is a valuable asset



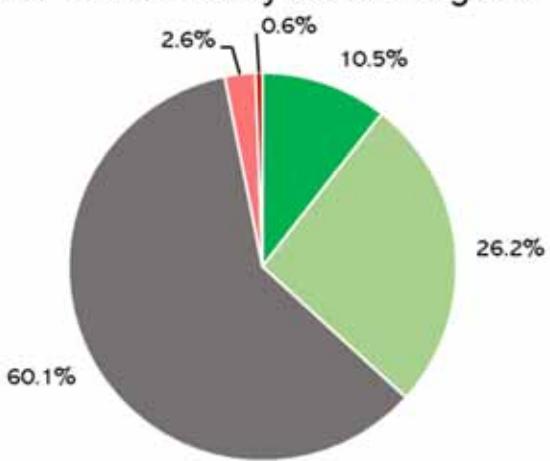
Our village pub is a valuable asset



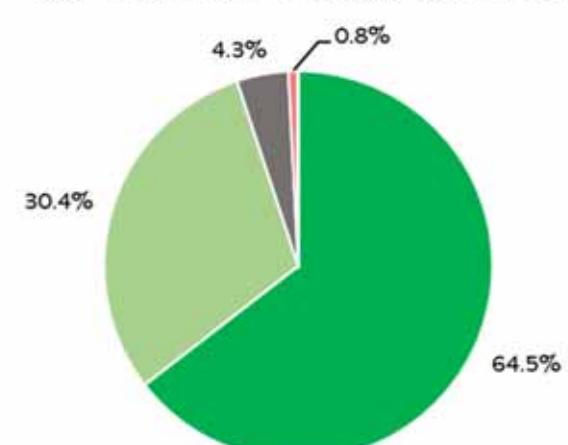
The church hall is a valuable asset



Our mobile library service is good



Our Tithe Barn is a valuable asset

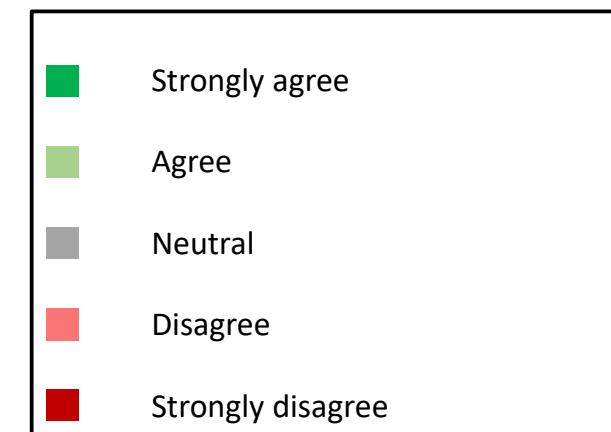


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# Household Survey Sproughton Neighbourhood Plan

## Open Space and Sport

A very large proportion thought our allotments are a crucial open space and valuable asset to the community.



Our allotments are a valuable asset

312

We have enough play areas

242

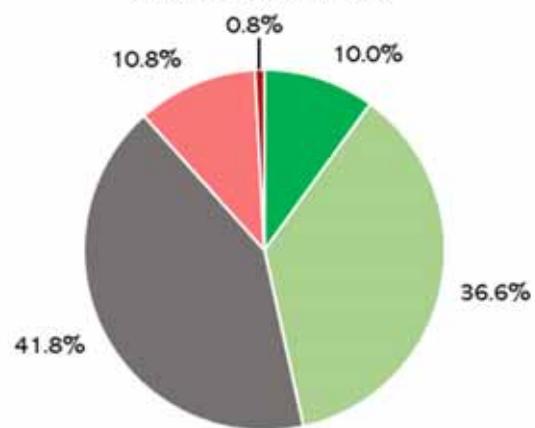
We have enough sports facilities

212



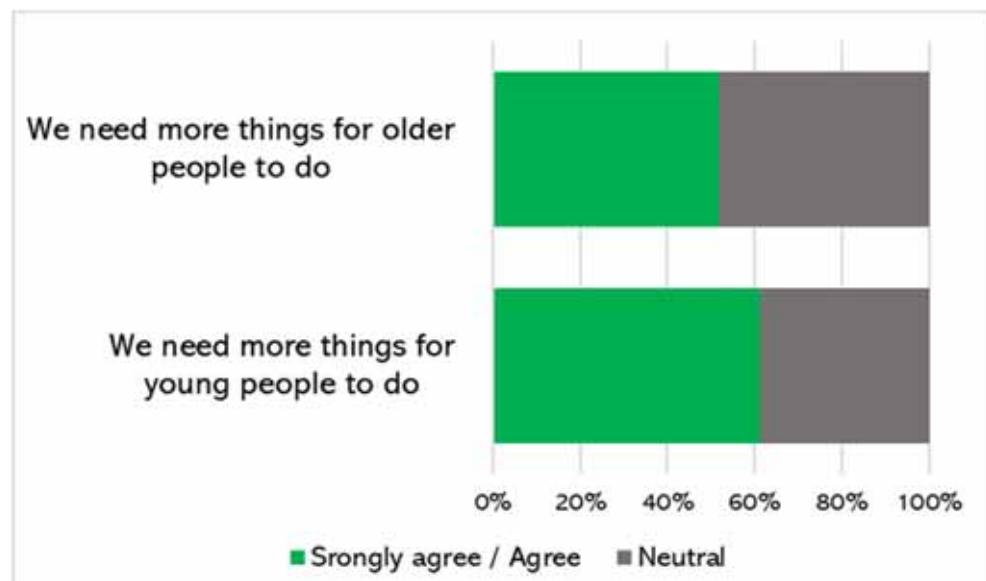
## Things to do

We have enough village groups, clubs and social activities



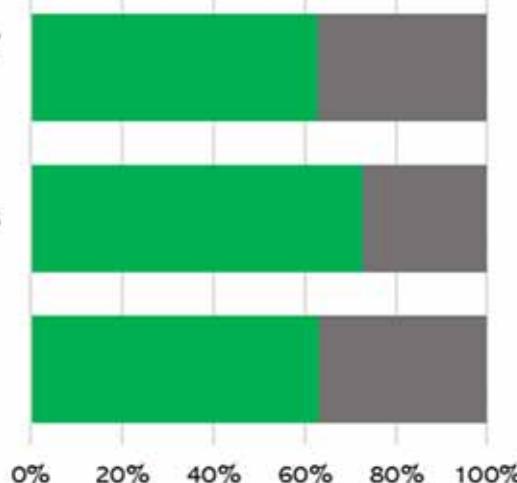
We need more things for older people to do

We need more things for young people to do



## Bins and Benches

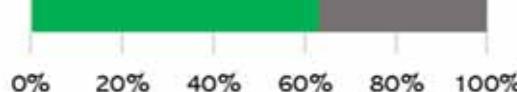
We need more benches / seating



We need more litter bins



We need more dog waste bins



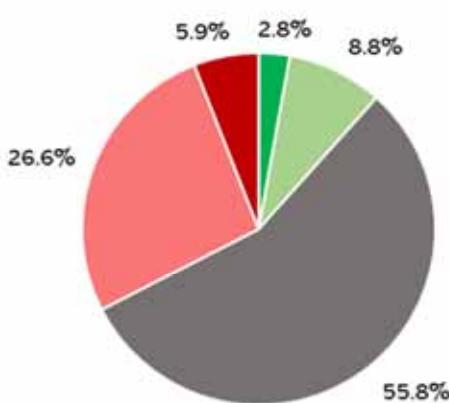
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# Household Survey

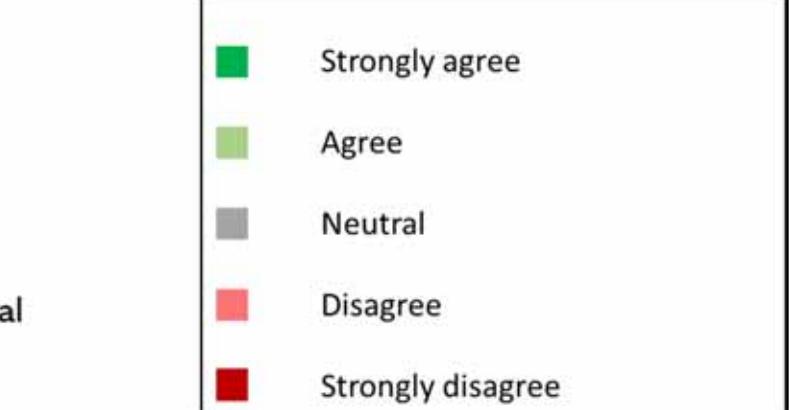
## Sproughton Neighbourhood Plan

### Our Local Economy

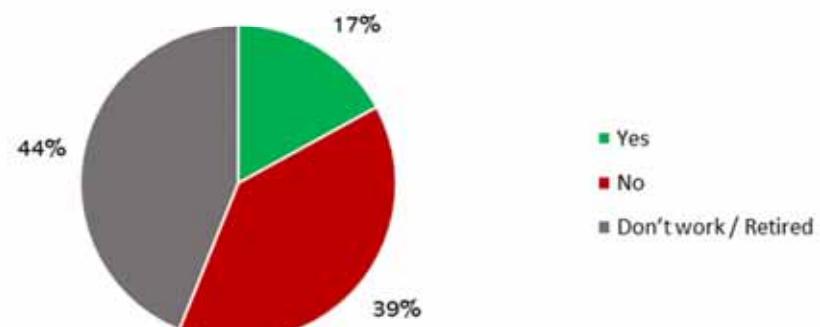
We need more visitor accommodation



Is more employment in the village and local area needed for Sproughton to stay "vibrant"?

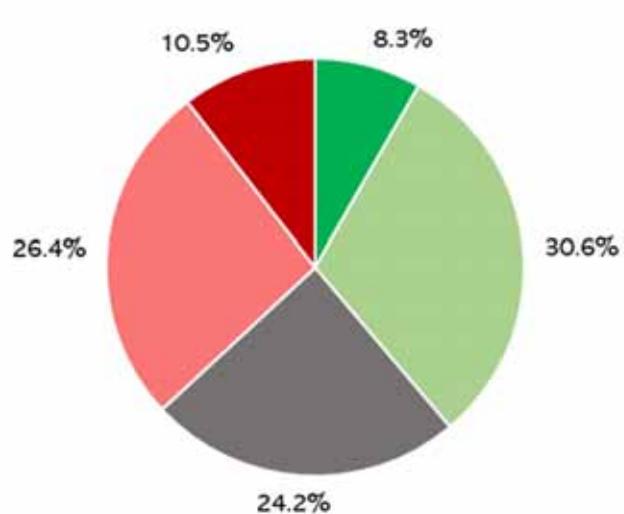


Do you work in Sproughton or work from home?



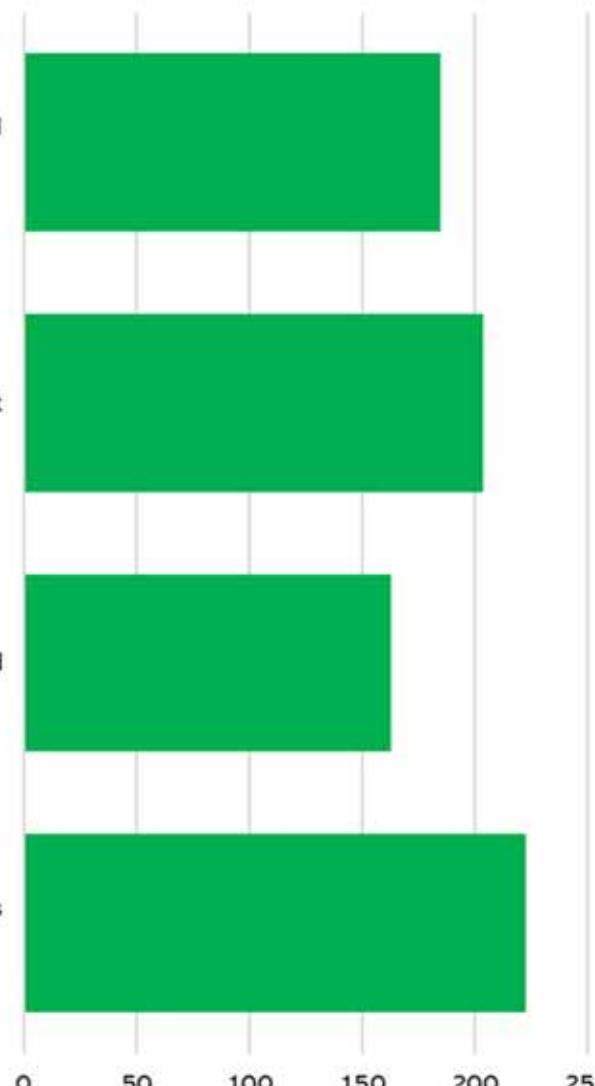
### Getting Around

People generally park considerately

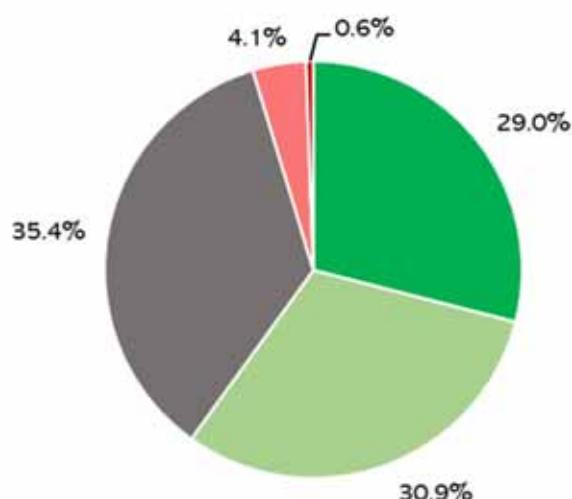


Do you agree with the following?

Existing cycle routes to/from Ipswich need improving



We need more footpaths and bridleways



Additional cycle routes needed

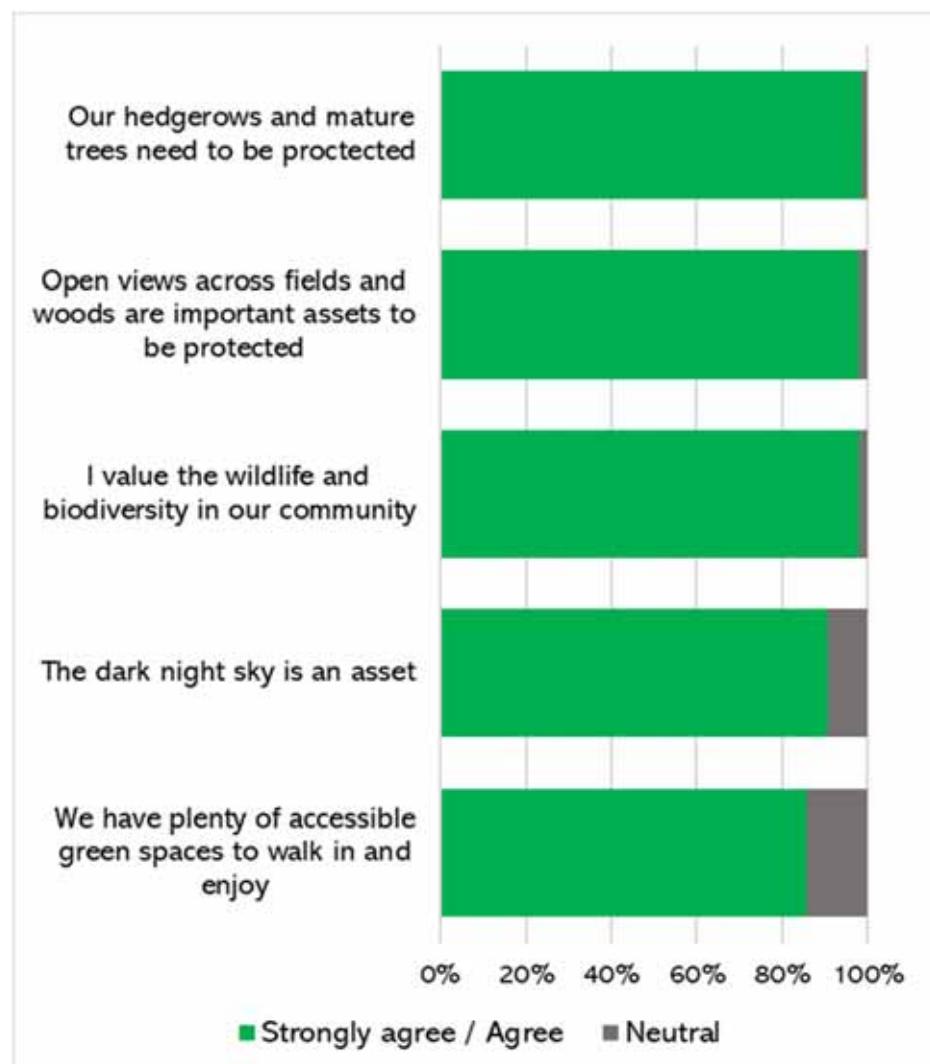
The frequency of bus services to Ipswich needs to increase

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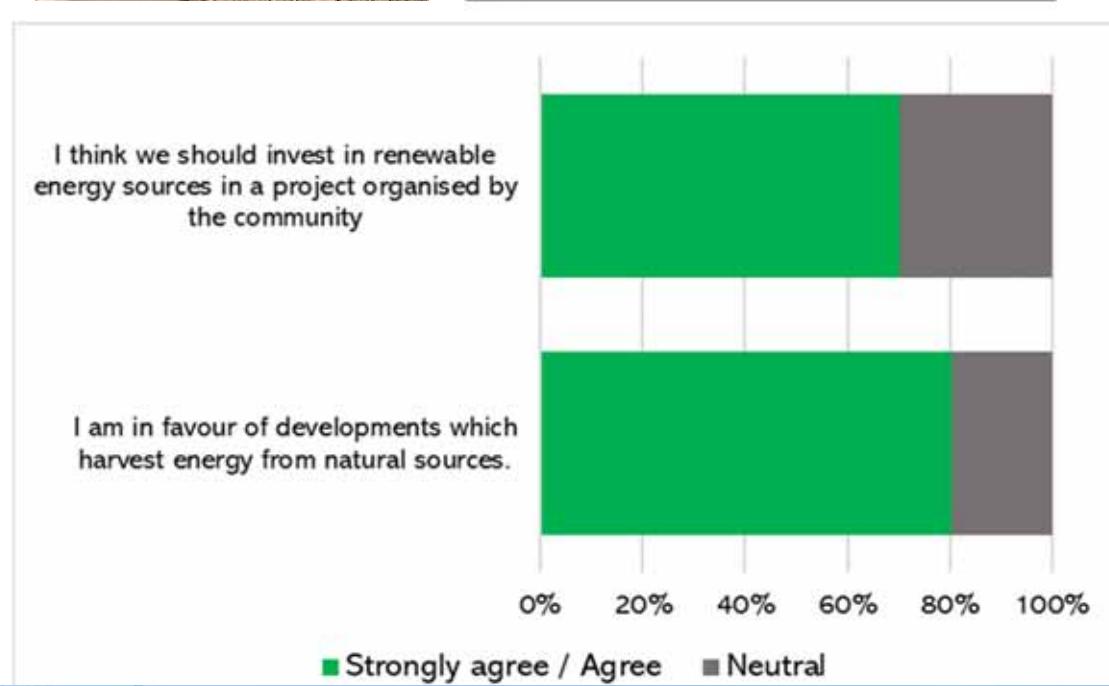
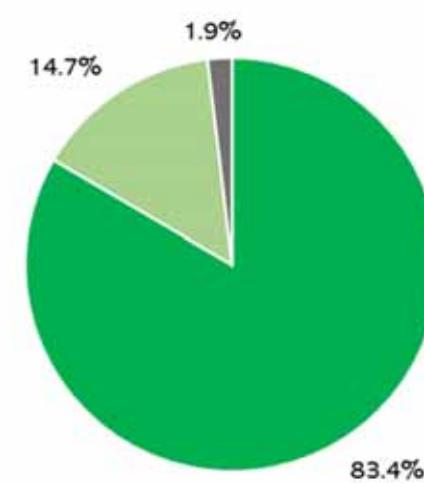
# Household Survey

## Sproughton Neighbourhood Plan

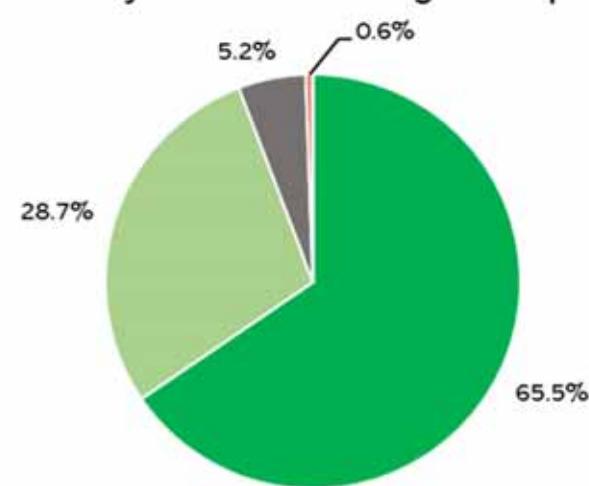
### The Natural Environment



### Our peace and rural quiet is important



### Our history and built heritage is important



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## Neighbourhood Plans typically cover the following topics:

- 1 – What a Neighbourhood Plan is
- 2 – Sproughton's History and Context
- 3 – Current Issues
- 4 – Housing
- 5 – Employment
- 6 – Landscape
- 7 – Historic Environment
- 8 – Services and Facilities
- 9 – Travel
- 10 - Design

We expect the Plan to include detailed planning policies, local community actions and maps to illustrate what's proposed.

Our Vision will inform Objectives which, in turn, will inform the Planning Policies and Community Actions

VISION

OBJECTIVE

OBJECTIVE

Planning  
Policies

Community  
Actions

Planning  
Policies

Community  
Actions

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# People and Housing

## Sproughton Neighbourhood Plan

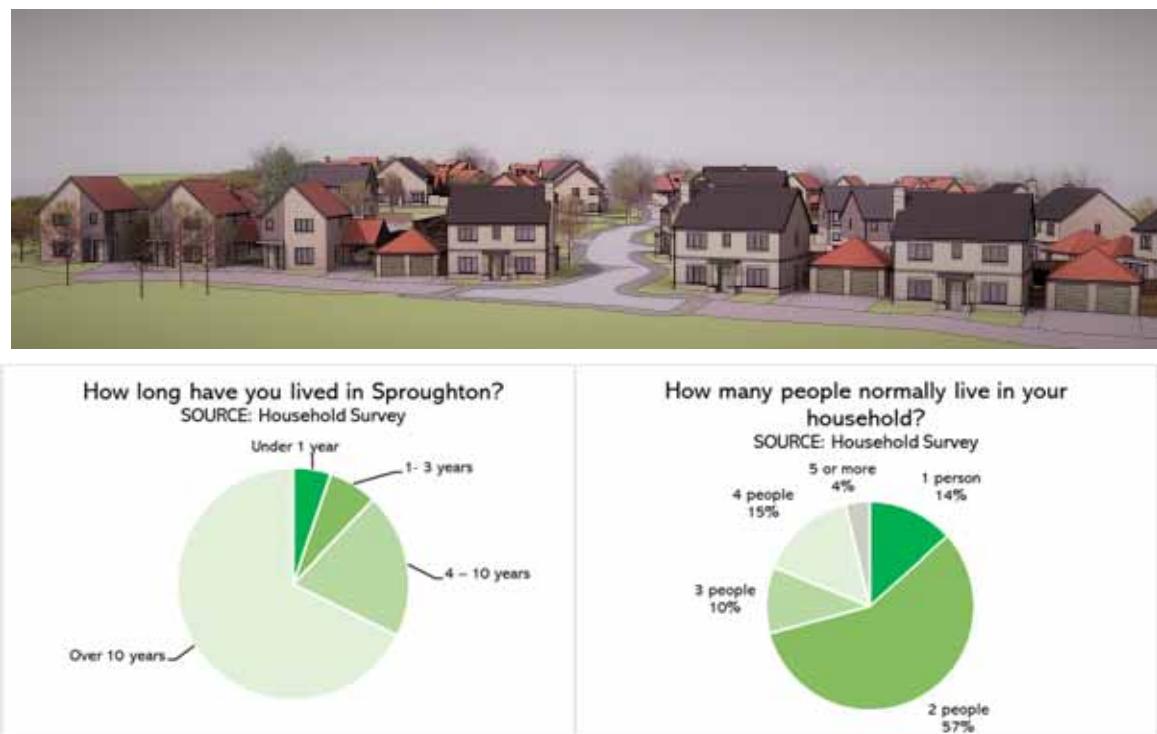
The Neighbourhood Plan should provide some guidance on the number and type of new homes needed and where they should be built in the Parish.

There is an expectation that we must build new homes to meet our future needs and we cannot provide for less development than specified in the Local Plan

The population continues to grow because of people moving into the area and, also, people are living longer.

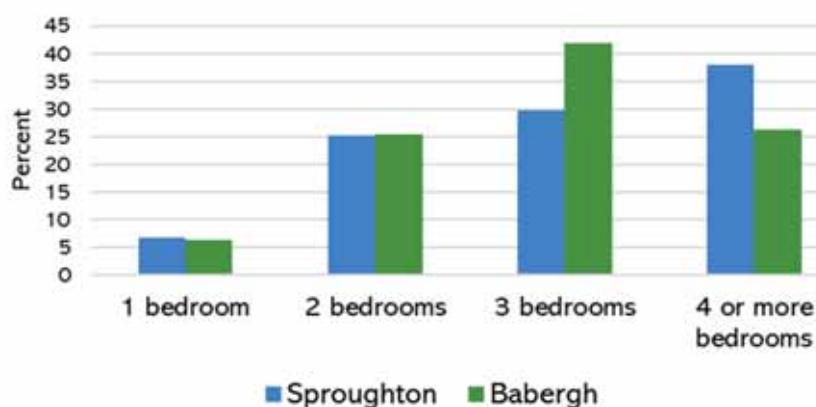
### What we know

- The total population of the Parish has grown by just under 10% since 2001
- The latest population estimate for the parish is 1,400 (Mid 2018)
- 40% of the population is aged over 60, compared with 28% in 2001
- There's been a 50% increase in the number of people aged 19 or under since 2001.



### House Size Comparison

Source: 2011 Census



The Ipswich Housing Market Area  
SHMA Update (2014 based results) –January 2019

Table 4.3c Tenure of new accommodation required in Babergh over the next 18 years				
Tenure	Current tenure profile	Tenure profile 2036	Change required	% of change required
Owner-occupied	28,026	32,820	4,794	64.7%
Private rent	6,344	7,468	1,124	15.2%
Shared Ownership	180	686	506	6.8%
Social Rent/Affordable Rented	5,241	6,225	984	13.3%
Total	39,791	47,198	7,407	100.0%

Table 4.4c Size of new owner-occupied accommodation required in Babergh over the next 18 years

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	8,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,065	11,098	1,033	21.5%
Total	28,026	32,820	4,794	100.0%

This analysis can be repeated for private rented housing and is presented in the table below.



27

### Future Needs

- Across Babergh, the biggest need for new homes is for two and three bedroomed dwellings.
- We also know that there's a demand for bungalows.
- Affordable Housing that meets our local needs is also likely to be a priority

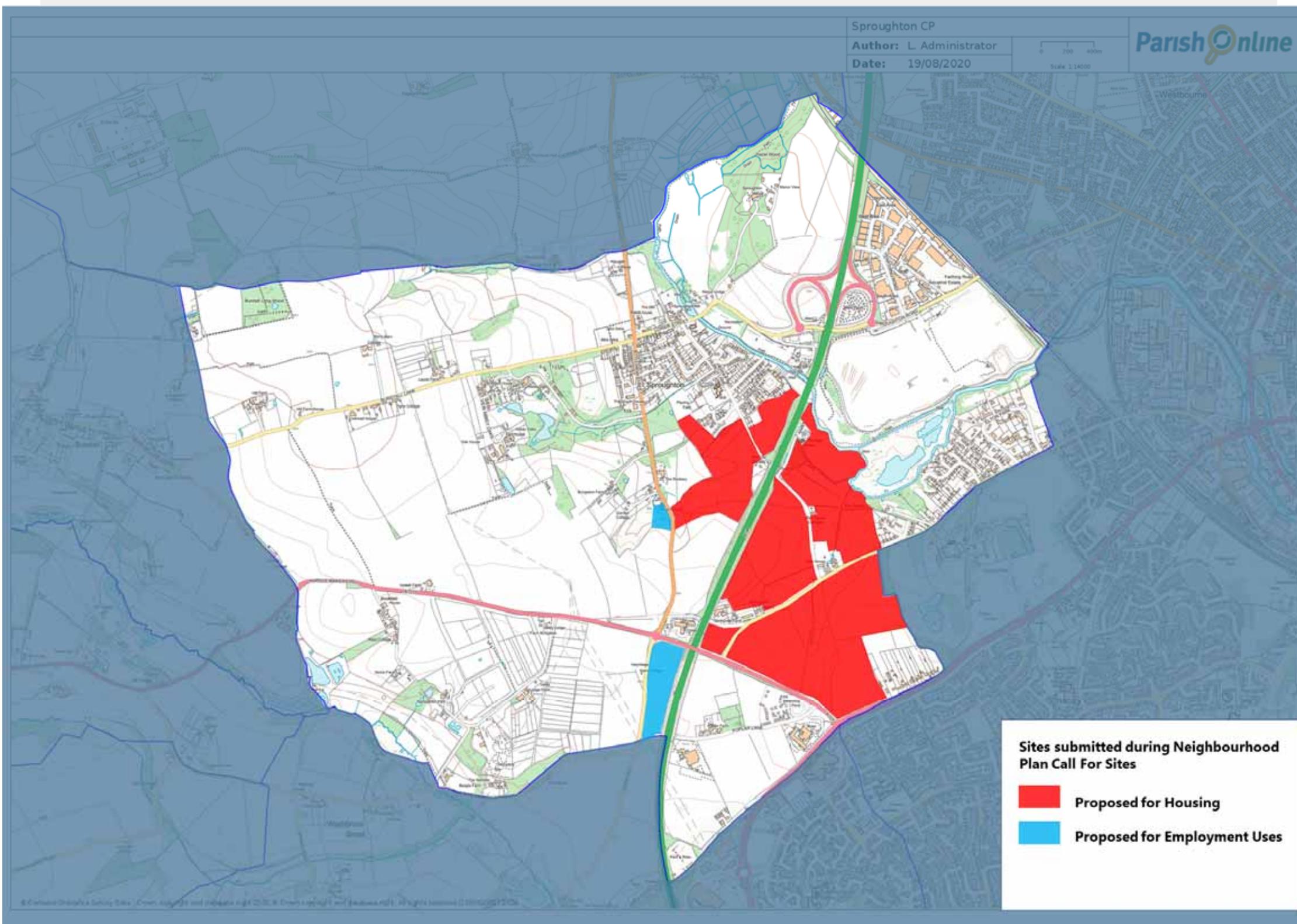
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# Possible Development Sites

## Sproughton Neighbourhood Plan

We have made a "call for sites" from landowners and developers, asking whether they have any land that they would like considering for development should we decide to allocate sites in the Neighbourhood Plan.

The map below identifies the sites that were submitted and their proposed uses.



We will now get the sites independently assess for their suitability before determining the options for identifying land for development in the Neighbourhood Plan.

*Remember that the Neighbourhood Plan is not the vehicle for stopping development proposed in the Babergh Local Plan that we anticipate to be published for consultation later this year. The Parish Council as well as you as residents will have to make comments on that consultation try and get that Plan amended by the Independent Planning Inspector examining the Local Plan.*

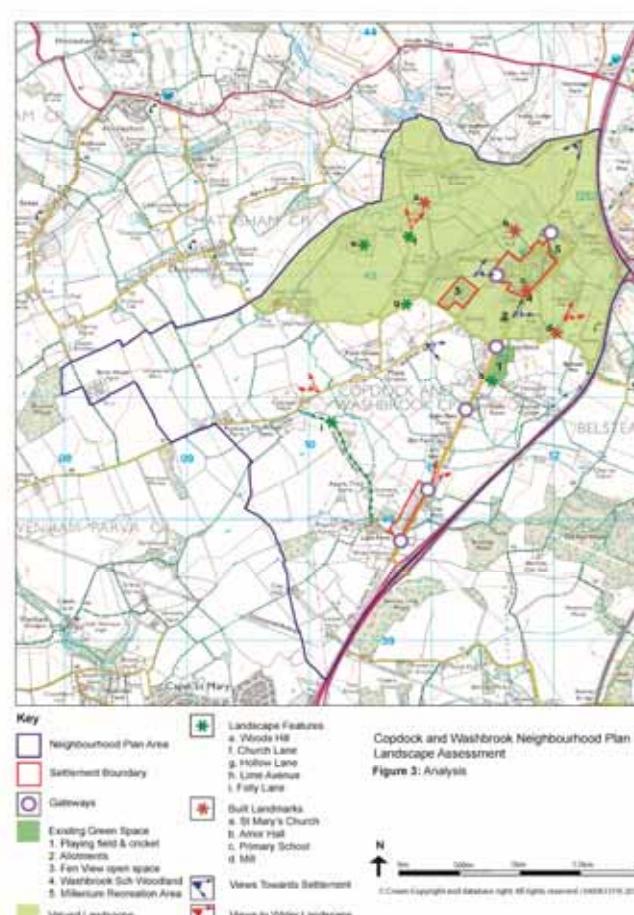
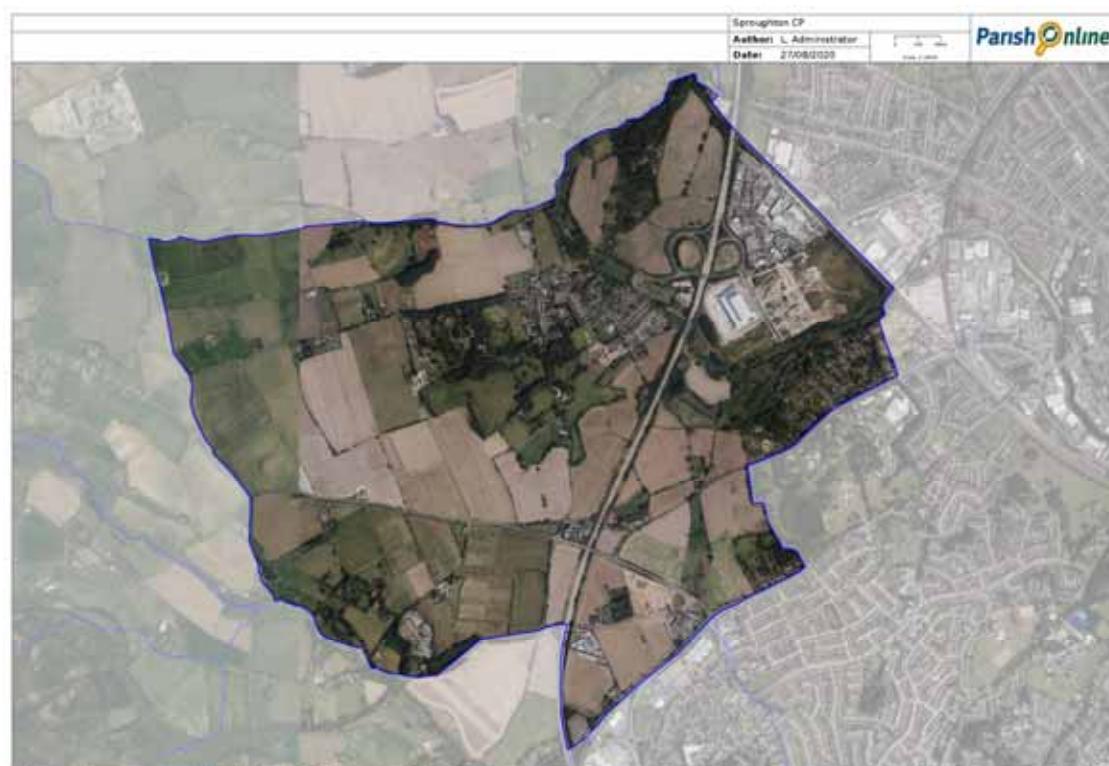
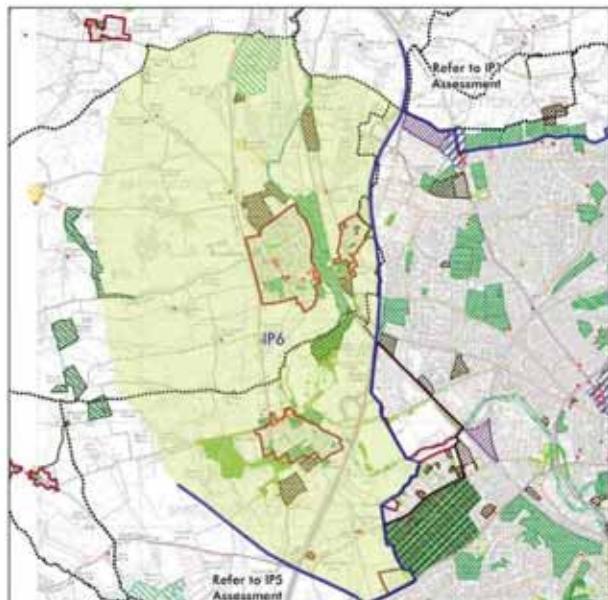
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# Our Landscape

# Sproughton Neighbourhood Plan

The Household Survey has highlighted how important the landscape around the Parish is to people.

Babergh District Council, with Ipswich Borough Council, commissioned a high-level landscape analysis of the landscape around the Ipswich and we would like to commission a more detailed assessment, like Copdock and Washbrook did for their Plan, to identify the locally specific qualities that should be protected.



Copdock and Washbrook  
Landscape Appraisal

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# Historic Environment

## Sproughton Neighbourhood Plan

The historic character of our Parish is identified in the survey as being of importance to residents.

Although Sproughton doesn't have a Conservation Area, we do have a large number of buildings that are "Listed" as being of architectural or historic importance.

Our Plan will need to ensure that the historic environment is protected.

### Our Listed Buildings

#### Grade II\*

Church of All Saints

#### Grade II

Prync's Lodge  
Sproughton Manor  
1-4, Church Close



Red House, Hadleigh Road

Barn c20 metres south east of Red House, Hadleigh Road

Lower House and Stores, Lower Street

Tithe Barn, Lower Street

Mill, Lower Street

Mill House, Lower Street

Walnut Cottage, 7 Lower Street

Sproughton Hall, Lower Street

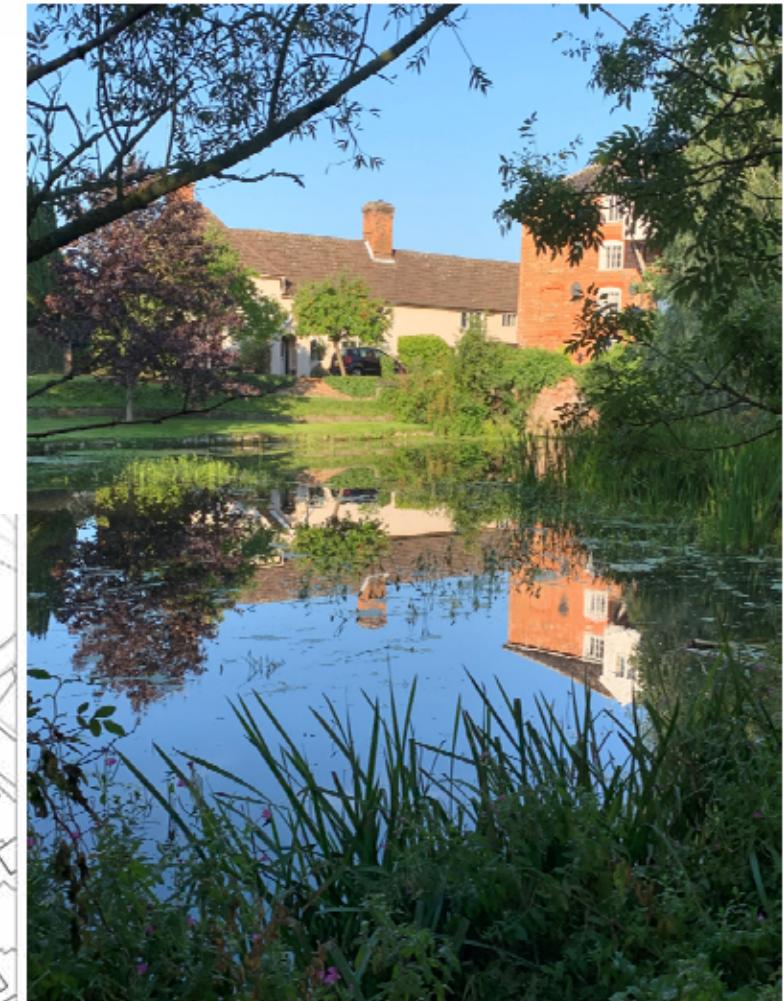
Barn c50 metres south west of Sproughton Hall,

Springvale, Hadleigh Road

2 & 4 Lower Street

Poplar Farmhouse, Poplar Lane

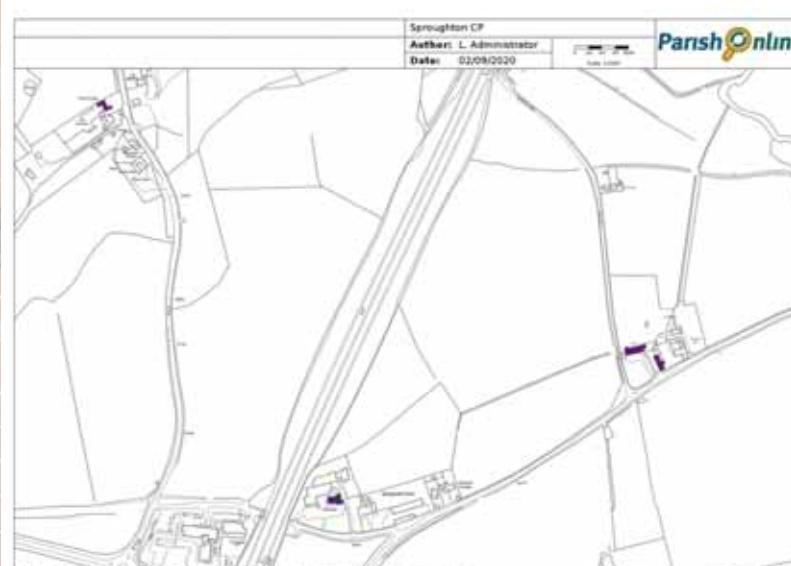
The Wild Man, High Street



### Locally Important Buildings

Preparing the Neighbourhood Plan provides the opportunity to identify other important buildings that aren't Listed but have a significance locally, perhaps because of their design or historical connections.

We'd like to hear about any that you think could be included.



### Conservation Area

There is no designated Conservation Area in Sproughton, but it may be possible to identify areas which have special and distinct local character.

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# Infrastructure & Services

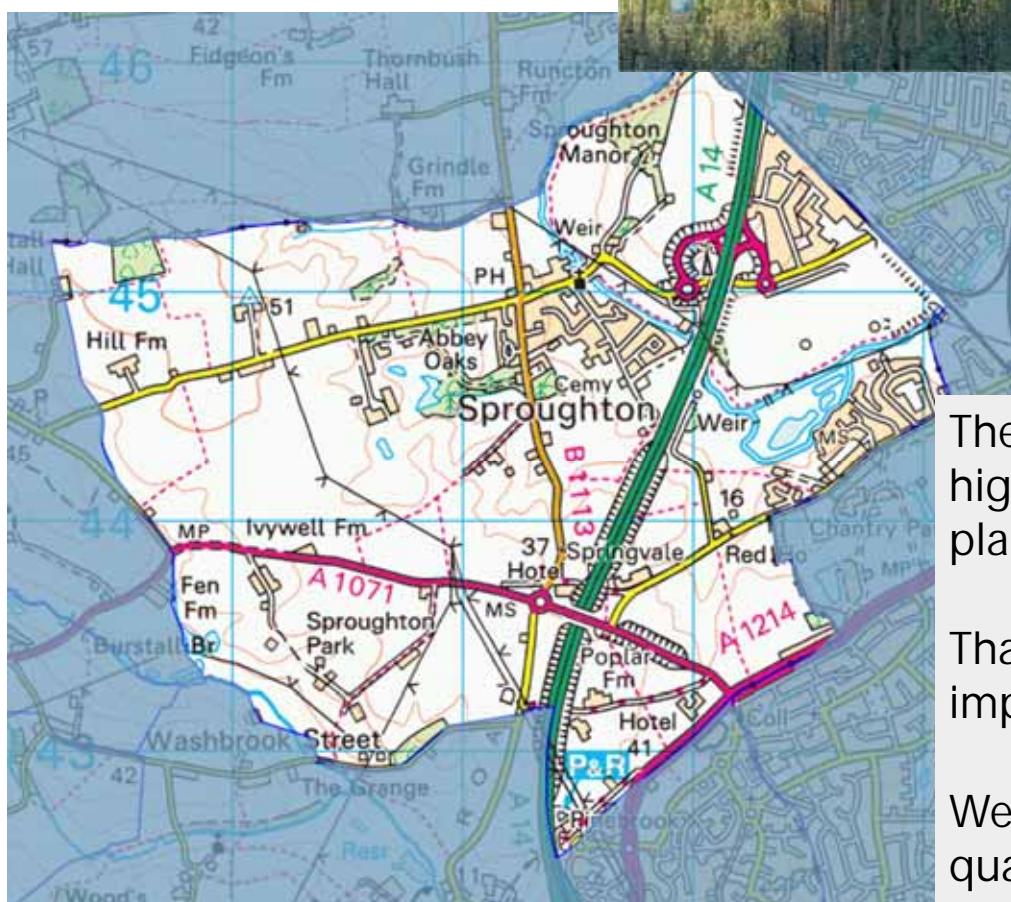
## Sproughton Neighbourhood Plan

It will be important that the planned new housing and employment sites proposed by Babergh are supported by adequate infrastructure and services.

The proposed allocation for 1,100 dwellings north of Hadleigh Road contains a number of requirements including land for a new pre-school and primary school. But we need to make sure that the knock-on impact of the development doesn't have an adverse impact on our existing services but actually enhances them.



We also need to make sure that existing services and facilities are supported and enhanced. These include our allotments, shops, pubs and playing fields/sports pitches.



The Plan is restricted on what it can do to change the highways network as most projects are outside the town planning system.

That shouldn't stop us having ambitions for change and improvement.

We are considering commissioning a traffic survey and air quality survey to support any measures that we propose in the Plan

Issues that we think need addressing include:

- Traffic using the parts of the Parish as a rat-run
- Residents' Parking
- Safe cycle routes into Ipswich
- The B1113 / Burstall Lane / Lower Street Junction



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As the board earlier illustrated, there are a number of stages that we need to go through in order to complete the Neighbourhood Plan.

We still have some background information to collect before we can start writing the Plan.

We may need to consult residents on options for what is included in the Plan, but we will not know this until all the information is gathered.

We will keep you informed of our progress via various communication channels.

### *Frequently Asked Questions*

#### How much will it cost?

The Government has a grant system in place to support communities with the preparation of a Neighbourhood Plan. The parish Council is able to claim grants upto a maximum £17,000 to cover the costs of preparing the Plan as well as free "technical support" for detailed work such as site assessments and the preparation of design guidance.

Our Neighbourhood Plan should be able to be prepared within the grant allowance and it should not cost the Parish council anything to produce.

#### How long will it take?

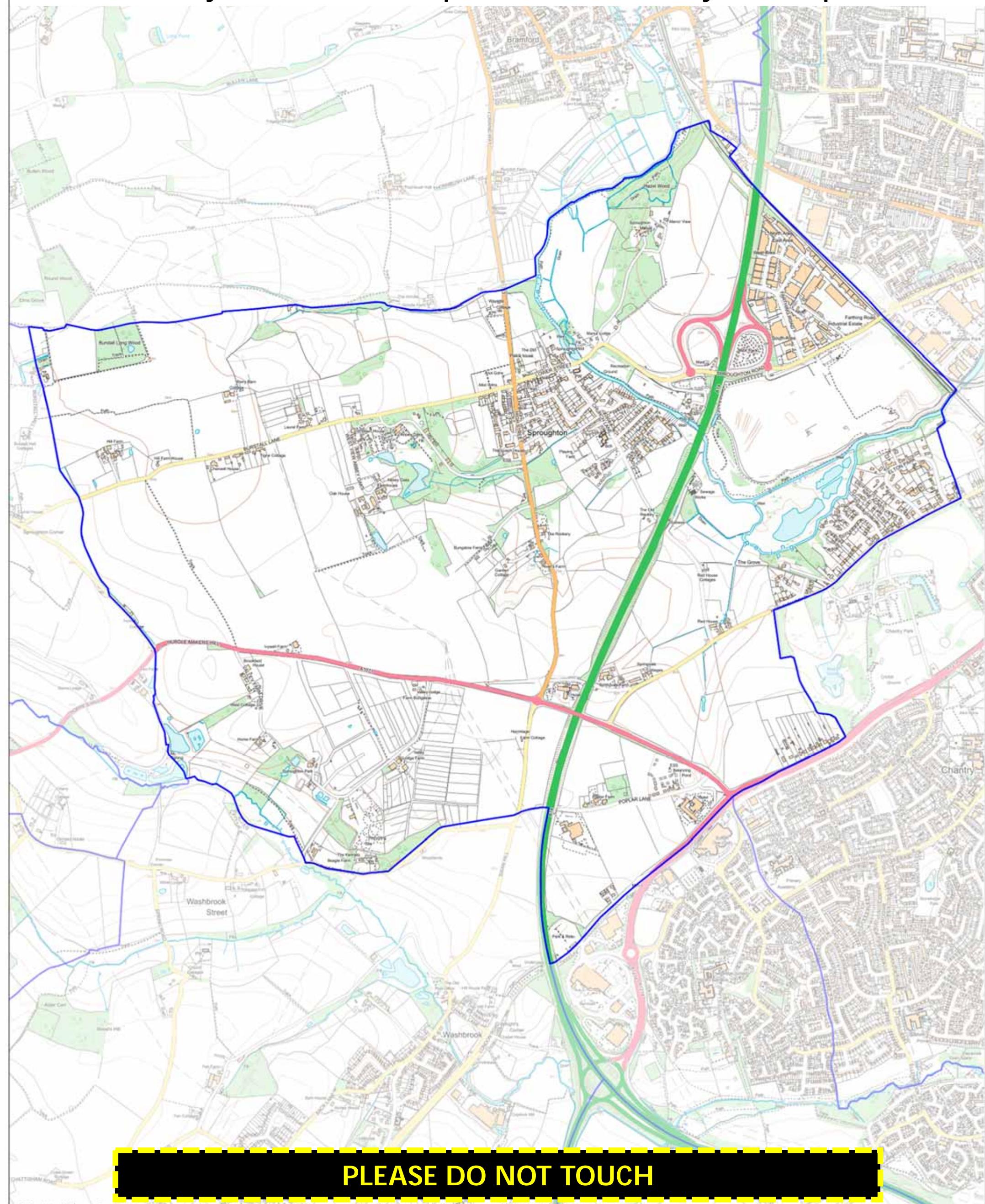
Most of the work to prepare the Plan usually takes around 18 months to complete. We hope to be in a position to submit our draft Neighbourhood Plan top Babergh District Council towards the end of 2021.



**YOUR  
VOICE  
MATTERS.**

Are there any areas in the Parish where you think development could take place? 

And are there any areas where development should definitely not take place? 



**PLEASE DO NOT TOUCH**