

Welcome

Thanks for sparing the time to visit our event

It kicks off the preparation of a Neighbourhood Plan for Brantham

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.

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



Neighbourhood Plans...

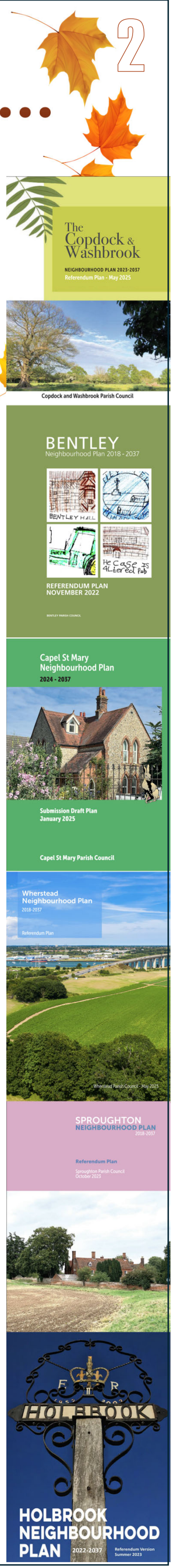
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- are intended to allow local people to play an active part in planning their area and rely on community involvement throughout their preparation
- have to be prepared in line with Government Regulations
- are prepared by the Parish Council as the “responsible body”, but support is needed from residents and experts to produce a Plan
- 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 Local Plan or national planning policies
- will need to be backed up by evidence that supports what they’re seeking to achieve
- attract an uplift to the Parish Council of Community Infrastructure Levy (CIL) arising from development in the area from 15% to 25%

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; and
- protecting facilities of community importance (such as open space, village halls and shops)



Frequently asked questions



How long will it take to produce a neighbourhood plan?

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

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.

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.

What about the current proposals to reorganise local government in Suffolk?

Neighbourhood and Local Plans are prepared outside the structure of local government. Regardless of what happens with the District Council, the new authority will have to use the Neighbourhood Plan when making decisions on planning applications.

How are they approved?

- The Plan, once drafted, has to be the subject of local consultation.
- It is then assessed by an independent Neighbourhood Plan Examiner.
- The Examiner may require some changes to ensure the Plan conforms with national and local planning policies.
- The Plan will then be the subject of a Parish Referendum, held in the same way as a local election.
- If more than 50% of those that vote approve of the Plan, it must be adopted by the District Council

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 affordable) at 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 at 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 the District 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 identified important views that could be harmed by development.

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.

We may also need to consider identifying a site or sites for housing development over the next 20 years. See the Local Plan board later in this display

Our Plan could also:

- 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 from being lost.

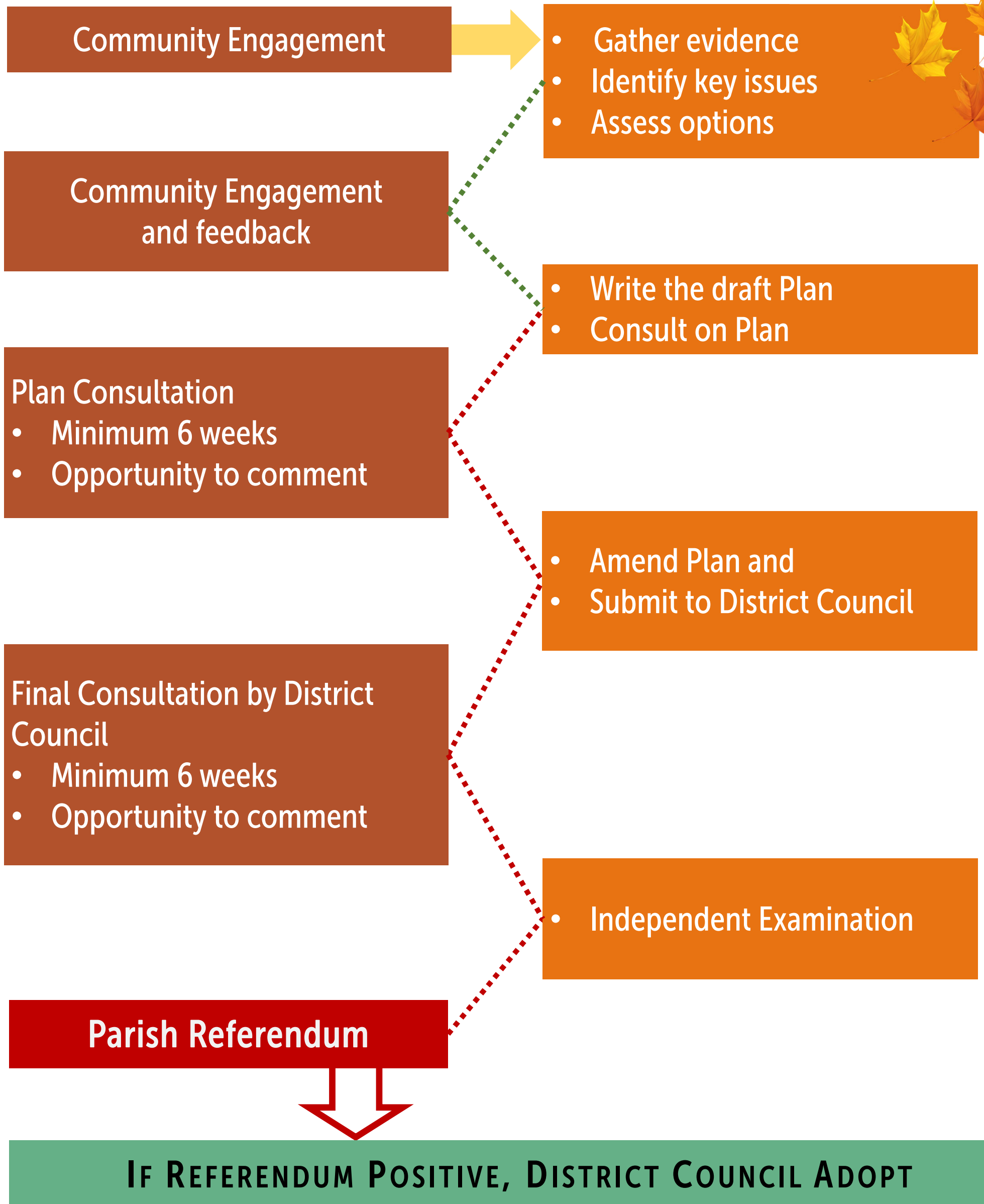
It also provides an opportunity to explore whether there are local initiatives that we, as a community, could bring forward

“Community Aspirations” can be included in the Neighbourhood Plan addressing matters that are not planning related. For example, encouraging tree and hedge planting or establishing community events.

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

The process

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



Brantham in numbers



Population

2022

2,700

people

94,300 people in Babergh

Rounded to the nearest 100 people

Source: Office for National Statistics – Mid Year

Population Estimates

Small area: Output area

Number of households

2021

1,100

households

40,200 households in Babergh

Rounded to the nearest 100 households

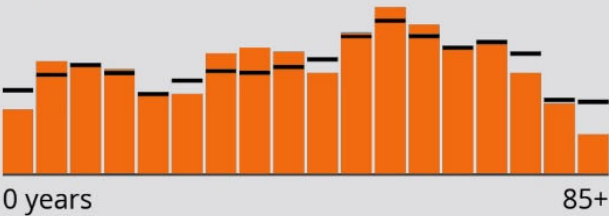
Source: Office for National Statistics – Census 2021

Small area: Output area

Age profile

2022

Brantham (Babergh)



0 years 85+
% of all people, 5 year age bands

Source: Office for National Statistics – Mid Year

Population Estimates

Small area: Output area

Household size

2021

Brantham (Babergh)

1 person in household 22.4% (28.3%)

2 people in household 40.5% (40.1%)

3 people in household 17.0% (14.7%)

4 or more people in household 20.1% (16.9%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of cars or vans

2021

Brantham (Babergh)

No cars or vans in household 7.0% (11.6%)

1 car or van in household 37.1% (38.6%)

2 cars or vans in household 39.8% (34.2%)

3 or more cars or vans in household 16.1% (15.6%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of bedrooms

2021

Brantham (Babergh)

1 bedroom 2.5% (6.7%)

2 bedrooms 24.4% (24.7%)

3 bedrooms 41.7% (40.9%)

4 or more bedrooms 31.5% (27.8%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Tenure of household

2021

Brantham (Babergh)

Owns outright 45.6% (43.4%)

Owns with a mortgage or loan or shared ownership 33.8% (28.3%)

Social rented 9.4% (13.3%)

Private rented or lives rent free 11.2% (15.0%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Economic activity status

2021

Brantham (Babergh)

Economically active: In employment 58.9% (55.5%)

Economically active: Unemployed 2.0% (2.4%)

Economically inactive 39.1% (42.1%)

% of people aged 16 years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

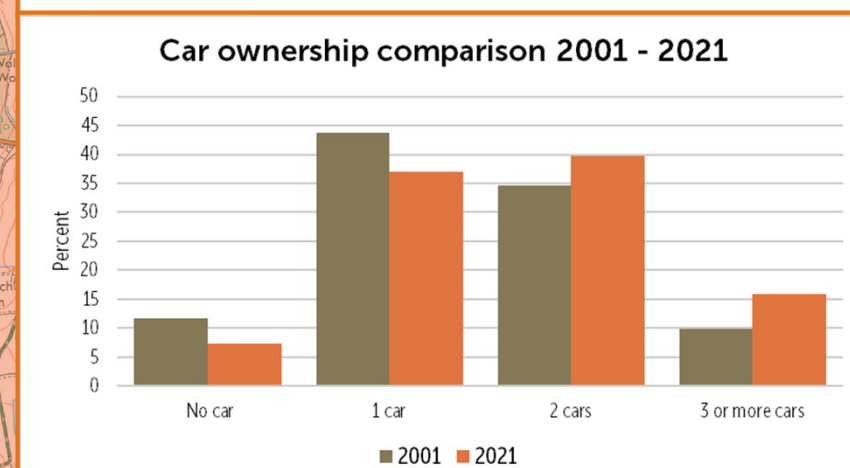
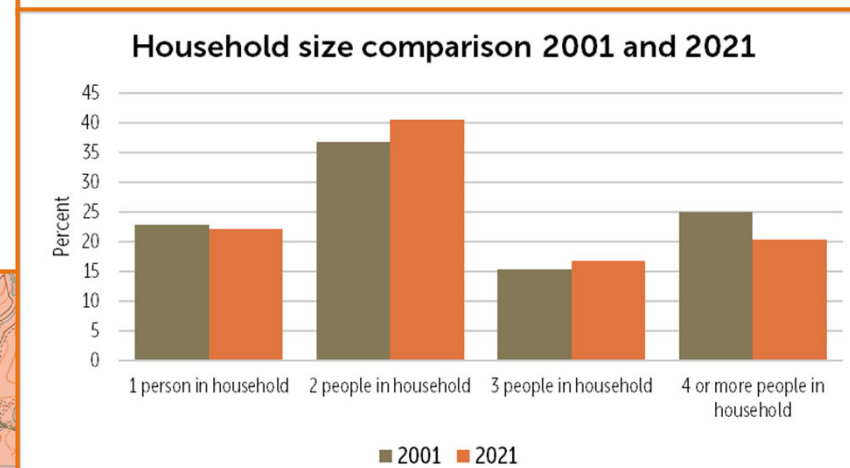
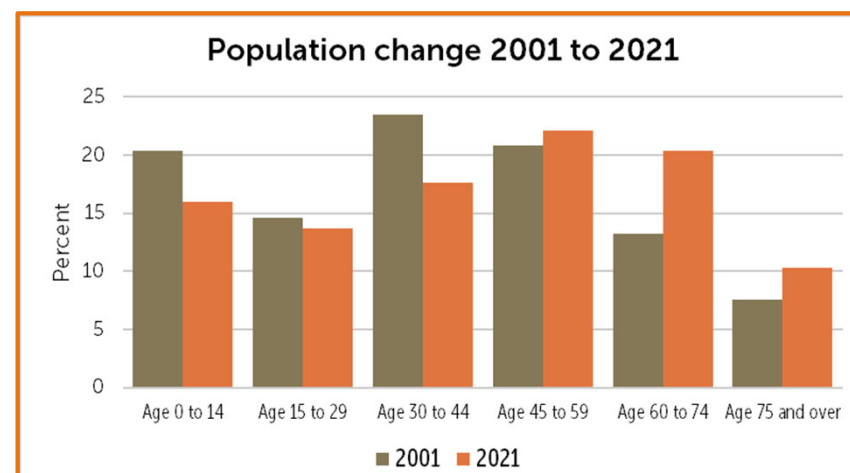
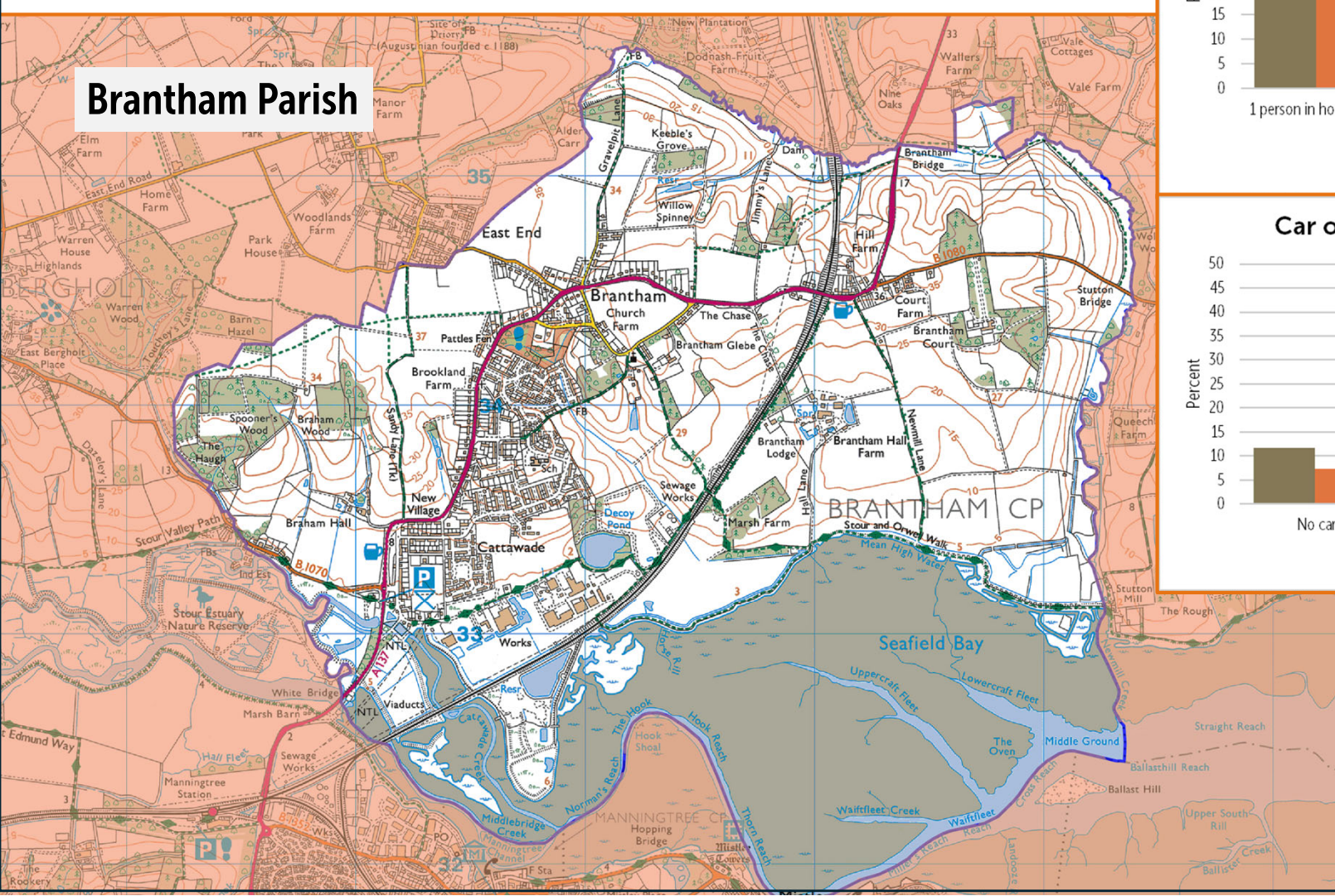
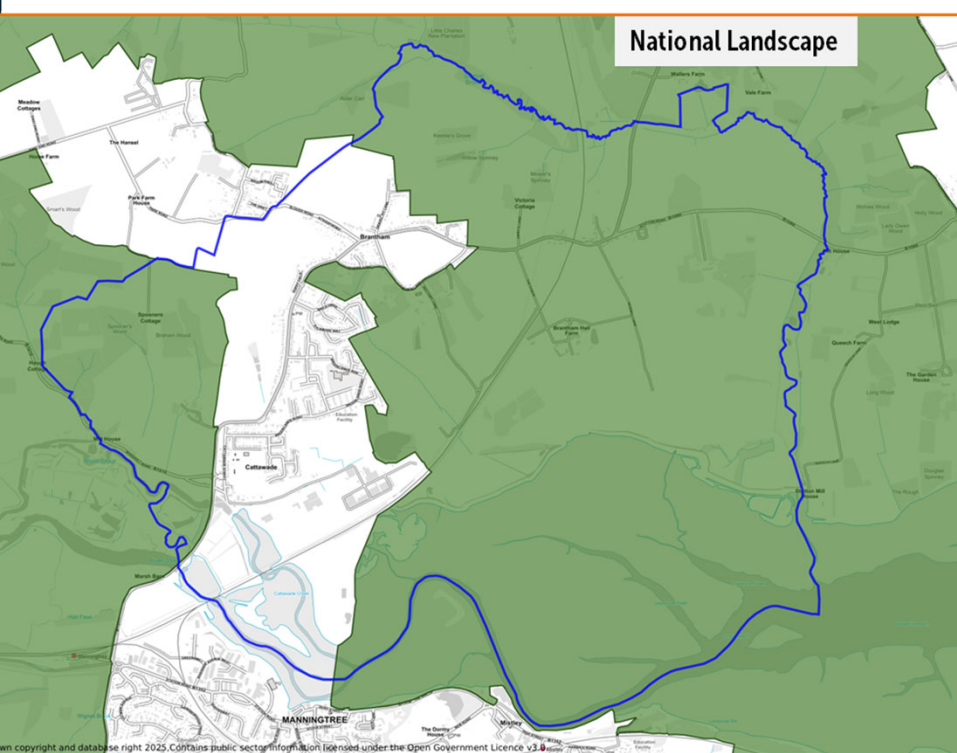
Brantham facts

The 2021 Census results show that:

- the parish population in 2021 was exactly the same as it was in 2001, but the proportion of those aged 60 or over has increased by 50%
- There were 38 more homes in the parish in 2021 than in 2001, but between 2001 and 2024 another 135 new homes were completed
- In 2021, one third of the parish population was aged 60 or over, compared with just over a quarter for Babergh district.
- In 2001 only 10% of households had 3 or more cars. By 2021, that had increased to 16%

There are 10 listed buildings in the parish

Most of the parish is either within the Suffolk Coast and Heaths or Dedham Vale National Landscape (formerly Area of Outstanding Natural Beauty) as illustrated below



New Local Plan

Local Plans set out proposals for the amount and location of new development over a set period, typically between 15 to 20 years. A neighbourhood plan have to conform with the growth proposals in a Local Plan.

For Babergh a Local Plan was completed in 2023 and although it identified the amount of housing growth that was required at the time, it did not set out where this growth would take place.

Early this year the District Council announced that it would be preparing a new Local Plan that would identify the location of growth for at least the next 20 years.

You may be aware of the Government housing growth agenda. For Babergh it means that the annual housebuilding rate will have to go up from an average 416 new homes a year to 775 – **that's an 86% increase!**

We will not know what this means for Brantham until public consultation is carried out on the new Local Plan. We think this could be early next year, but it could take 4 years to complete the Local Plan.

Local Plans are required to identify growth levels for each of the 'Neighbourhood Areas' in their district. That provides the opportunity for communities preparing neighbourhood plans to decide where that housing should go.

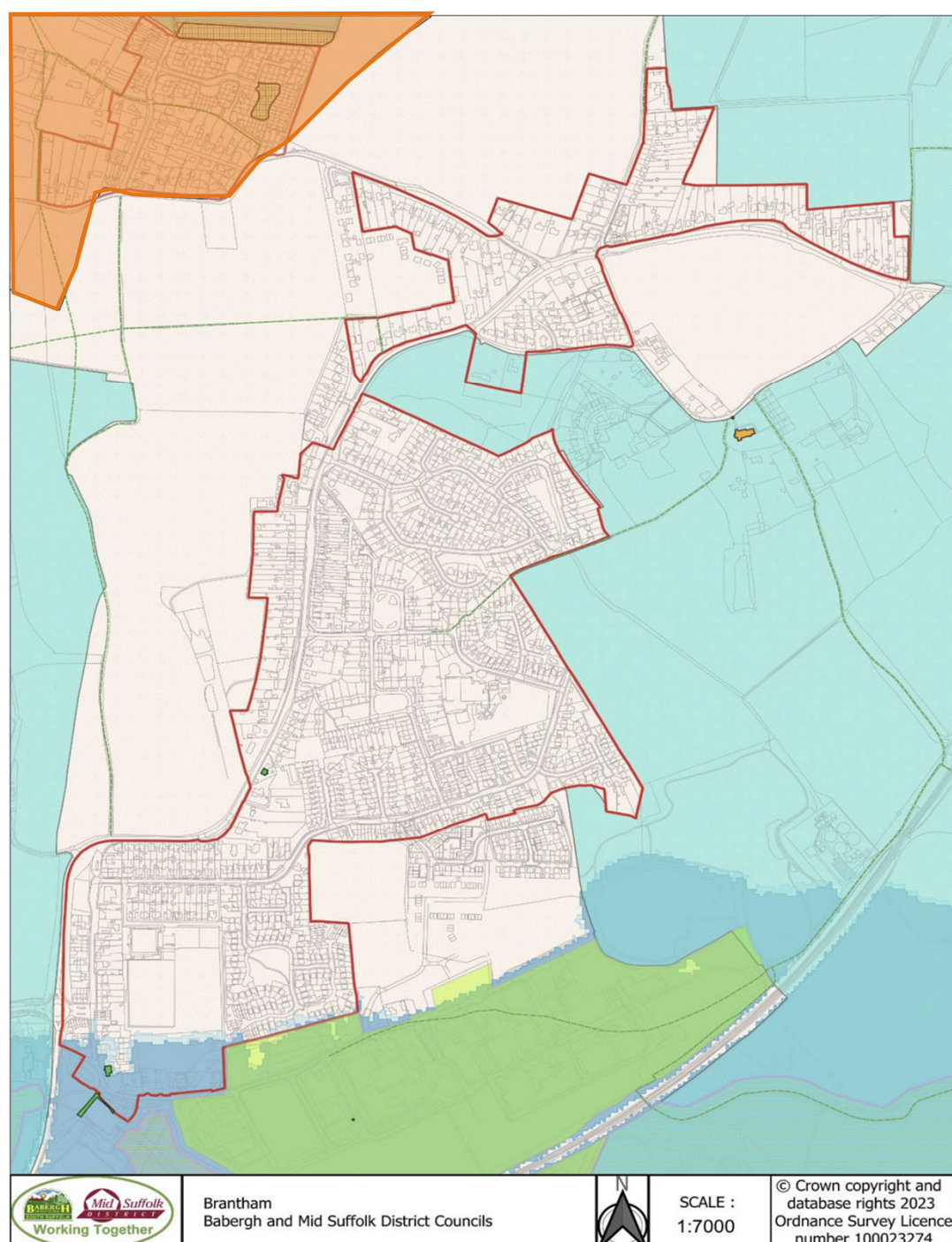
The Local Plan identifies a Settlement Boundary for Brantham, as illustrated.

Settlement boundaries are a planning policy tool that help to manage the spread of towns and villages into the open countryside. Where they are defined in a local or neighbourhood plan, the principle of development within them is supported while development proposals outside a settlement boundary is only supported in exceptional circumstances.

The Settlement Boundary was drawn up in 2006 and has not been updated since. It is now significantly out-of-date and does not include recent developments.

Preparing a neighbourhood plan provides an opportunity to review and update the Boundary.

Brantham



New Local Plan

Possible Housing Sites

The District Council conducted a “call for sites” in January 2024 to identify any sites might be available for future housing development over the next 20 years.

Nine areas were put forward by landowners or developers in Brantham parish, illustrated on the map below. Duplicate bids were made covering area 1.

In the last month the District Council has published an initial assessment of the suitability of those sites for development.

Their initial assessment concludes that some sites are ‘unsuitable’ to be carried forward, either due to flood risk and/or because the site is too small for consideration.

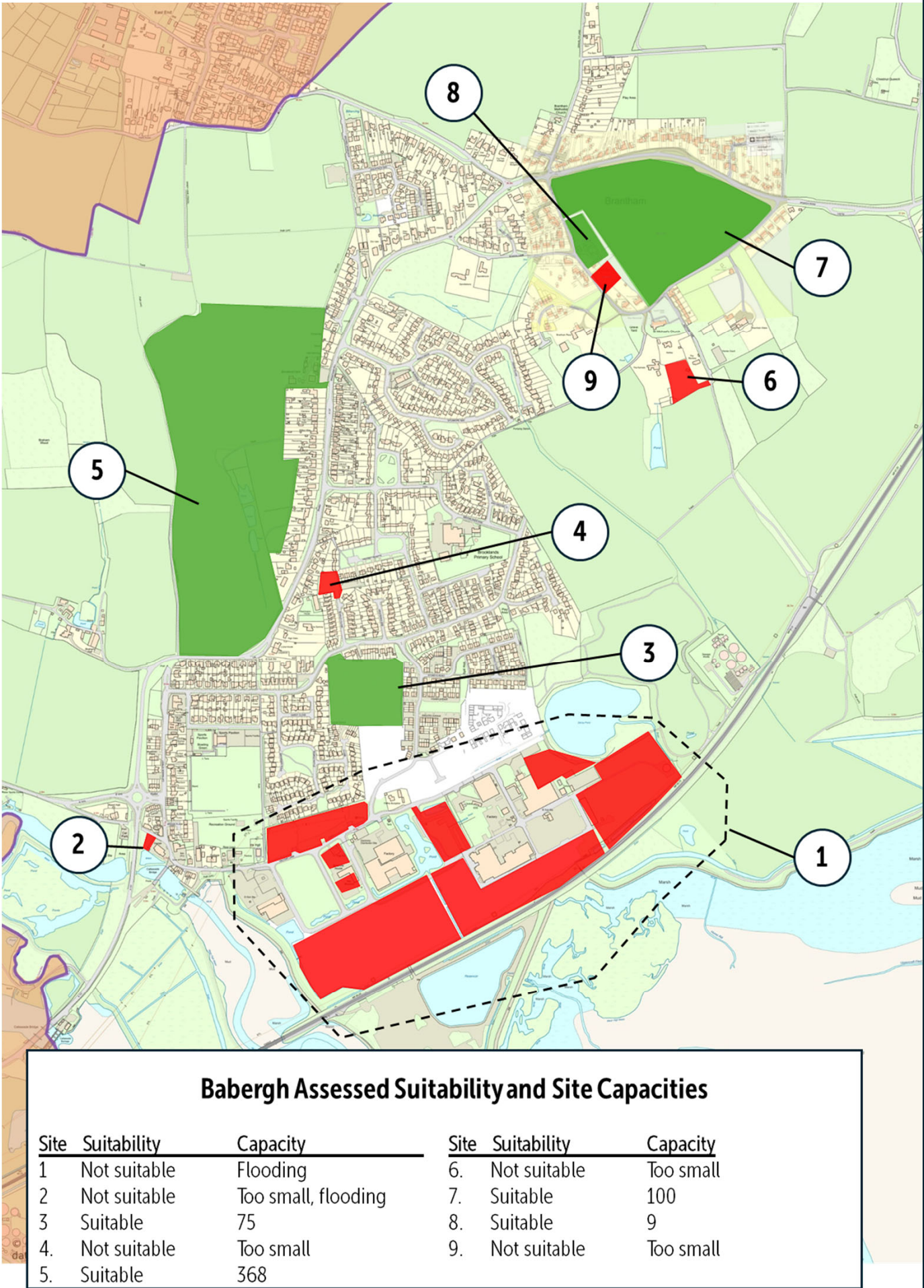
The rest of the sites are presented without conclusion although an initial assessment on suitability has been carried out.

However, it is worth noting the four remaining our sites, combined, could result in 552 additional homes in the parish IF ALL SITES WERE ALLOCATED IN THE JOINT LOCAL PLAN. This is in addition to 242 additional homes that already had planning permission and had yet to be completed on 1 April 2024.

The sites assessment does not have any formal planning status and is produced as evidence to inform the preparation of the Joint Local Plan.

The location of sites for development will be determined by how growth is to be distributed across Babergh.

At this time, no land is allocated for development. The District Council will carry out a full public consultation on the Joint Local Plan during 2026.



Would you like to get involved?

We will be establishing a small working 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 could typically be involved in the following tasks:



Working Group	Others
Residents' Survey	
Residents' Survey Design	Consultants print and host online
Deliver survey forms	
Residents' Survey input of paper returns	Consultants run the results report
Analyse results – what are the headlines?	
Character Appraisal	
Identify the distinct characteristics of areas in the village	Consultants will guide the work and produce final published document
Write draft Appraisal	
Information gathering	
Could include Census data and other matters	Consultants provide guidance
Community Engagement	
Ensure opportunities are taken to keep residents up to date	Consultants will provide material for engagement
Plan Preparation	
Agree content	Consultants 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	Consultants will provide full back up



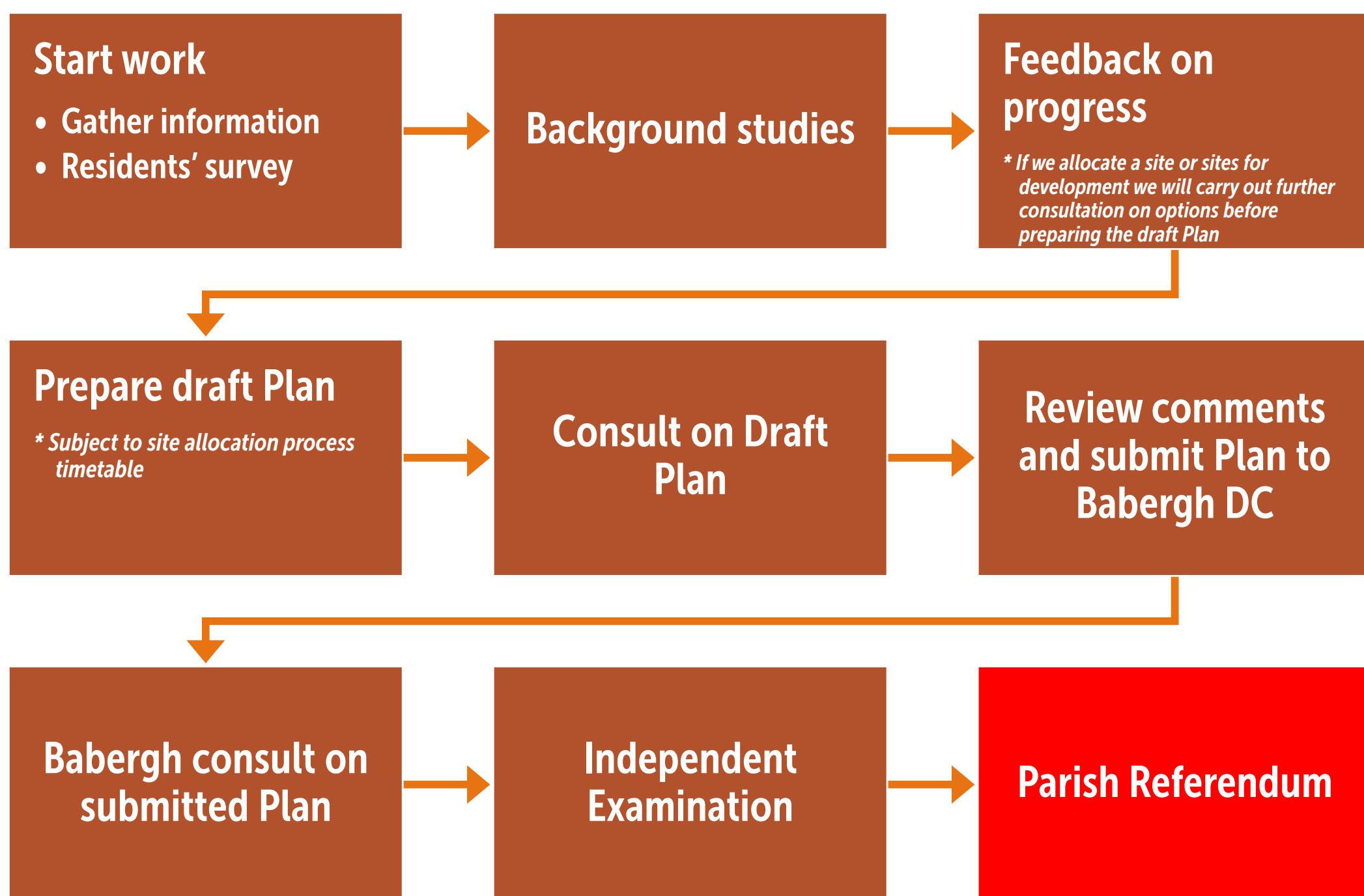
If you would like to be part of the Working Group, or could assist in other ways, please talk to a Parish Councillor today or complete a postcard and post it in the box

What next?

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It is likely to take around 2 years to complete the Plan as we need to comply with the regulations that govern how they're prepared.

The main stages that we need to follow are illustrated below:



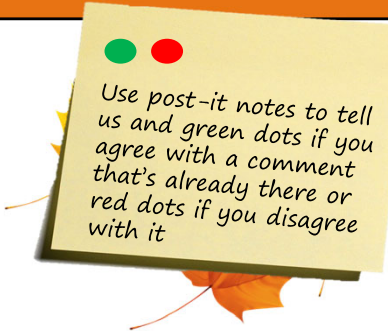
If local government reorganisation happens before we finish the Plan, the new Council **MUST** take over the process and use the Plan if it is successful at Referendum

Once the Plan has been submitted to Babergh DC there is very little work for the Working Group as the remainder is organised by the District Council

Your feedback



What do you cherish about living in Brantham in 2025?



Your feedback



What would you like to see change in Brantham?



Your feedback

What issues do you think Brantham faces over the next 20 years

● ●
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