

# Place Directorate

Responsible for the Economy  
and the Environment



## Town & Country Planning Act 1990 Neighbourhood Planning Regulations (General) Regulations 2012

Babergh District Council received an application from Lawshall Parish Council to designate the whole of the Parish as a Neighbourhood Area for preparing a Neighbourhood Plan.

A map identifying the designated area can be viewed on Council's website at:

<http://www.babergh.gov.uk/LawshallNDP>

The application was made under Regulation 5 of the Regulations and a period of consultation was undertaken between 2 November 2015 and 1 December 2015. The consultation was conducted in a manner to bring the area application to the attention of people who live, work and carry out business in the area and a Notice was placed in 'Round and About' the parish magazine. In addition the area application was placed on the District Council's website and a hard copy was made available for inspection at the District Council's offices. The consultation bodies were also informed as a matter of courtesy.

Nine responses were received to the consultation but no material representations were made. Accordingly, the Head of Economy may designate the Neighbourhood Area under powers delegated by Full Council.

Under Regulation 7 the District Council hereby designates the application area as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Development Plan by Lawshall Parish Council.

Peter Burrows  
Head of Economy - Babergh and Mid Suffolk District Councils

8 December 2015

*[Note: Web link updated Sept 2017]*

---

**Babergh District Council**  
Council Offices, Corks Lane, Hadleigh, Ipswich, IP7 6SJ  
Telephone (01473) 822801  
Facsimile (01473) 825742  
Minicom (01473) 825878  
[www.babergh.gov.uk](http://www.babergh.gov.uk)

---

**Babergh District Council**  
Council Offices, High Street, Needham Market, Ipswich, IP6 8DL  
Telephone (01449) 724500  
Facsimile (01449) 724627  
SMS Text Mobile (07827) 842833  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Strategic Director (Place): Lindsay Barker  
Head of Economy: Peter Burrows Head of Environment: Chris Fry

## Lawshall Neighbourhood Area Designation Application Responses

December 2015

In order to prepare a neighbourhood plan, the first formal stage is to designate the Neighbourhood Area (see Neighbourhood Planning (General) Regulations 2012). The 'qualifying body' (the parish or Town council) has to apply to Babergh District Council to designate a neighbourhood area, stating its reasons and submit a map of the proposed area.

Babergh District Council received an application from Lawshall Parish Council to designate a Neighbourhood Area to enable the production of a Neighbourhood Plan. A statutory consultation as set out in the Neighbourhood Planning (General) Regulations 2012 (as amended) sections 5 – 8, was undertaken by Babergh District Council between Monday 2<sup>nd</sup> November 2015 and 4:00pm on Tuesday 1<sup>st</sup> December 2015.

The following comments were received:

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
30-10-15	Cllr Richard Kemp	Suffolk County Council	I am the County Councillor and would have no comment to make.	No action required.
30-10-15	Mr David Grech	Historic England	<p>Historic England has no objection to this designation, but we would like to take this opportunity to provide some initial advice on the matter and [have sent] a copy [of this letter] to the Parish Council for their use in the event that their application is successful.</p> <p>The Neighbourhood Area incorporates a number of designated heritage assets including:</p> <p>1 Scheduled Monument: A moated site SE of New House Farm            1 Grade I listed building: The Parish Church of All Saints            1 Grade II* listed building: Lawshall Hall.            25 Grade II listed buildings.</p> <p>It will be important that the strategy put together for this area safeguards those elements which contribute to the importance of these historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.</p>	No further action required. Copy of letter already forwarded to the Parish Council for consideration.

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
			<p>The historic buildings conservation officer at Babergh District Council is the best placed person to assist the Parish in the development of their Neighbourhood Plan and advising them to consider how the strategy might address the area's heritage assets.</p> <p>We would also recommend that the Parish Council speak to the staff at SCC Archaeology Service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>). It may also be useful for the Parish Council to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of their Neighbourhood Plan.</p> <p>Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which the Parish Council might find useful in helping to identify what it is about their area which makes it distinctive and how they might go about ensuring that the character of the area is retained. These can be found at:</p> <p><a href="http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/">http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</a></p>	

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
			If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.	
30-10-15	Cllr Terry Clements	St Edmundsbury BC	According to the advice I have had on another neighbourhood plan as long as it is within the Parish Boundary then no problem. Would say though will support any strengthening of Bus routes through to Bury [because] that will help residents in my Division.	No action required. Comments re bus routes forwarded to the Parish Council for consideration.
30-10-15	Stewart Patience	Anglian Water Services Ltd	Thank you for the opportunity to comment on the above consultation. We have no comments to make at this time, however if the Neighbourhood Plan progresses we would welcome the opportunity to comment on later stages on any aspects relevant to Anglian Water.	No action required.
30-10-15	Alice Watson	Natural England	<p>Response offers the following general advice which may be of use in the preparation of the plan:</p> <p>Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at:  <a href="https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders">https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders</a></p> <p>Reminds the LPA that it should take into account the economic and other benefits, and protect from development, the best and most versatile agricultural</p> <p>Provide general advice on Protected landscapes, Protected Species and Opportunities for enhancing the natural environment</p>	No further action required. A full copy of NE's response has been forwarded to the Parish Council.

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
06-11-15	Zoe Hughes	Sport England	<p>Response offers the following general advice which may be of use in the preparation of the plan:</p> <p>It is important that the Neighbourhood Plan reflects national policy for sport as set out in the NPPF. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields.</p> <p>Sport England provides guidance on developing policy for sport.</p> <p>Sport England works with LA's to ensure Local Plan policy is underpinned by robust and up-to-date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>If you need any further advice please do not hesitate to contact Sport England</p>	No further action required. A full copy of Sport England's response has been forwarded to the Parish Council.
07.11.15	Mark Sturgess	Lawshall Resident	Clarification sought on whether his property was within the neighbourhood area.	Confirmation provided. No further action required.
18-11-15	Lizzie Griffiths	Environment Agency	Thank you for this consultation. We confirm that we have no comments to make on the area designation for the Lawshall Neighbourhood Plan.	No action required.

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
28-11-15	Mr R Livall	Lawshall Resident	<p>I provide my response below regarding the application by Lawshall Parish Council to prepare a Neighbourhood Development Plan. I would be grateful if you will confirm receipt of my response.</p> <p>I support the preparation of the Lawshall Neighbourhood Development Plan (covering the next 15 years) and fully recognise the need to make further housing provision in the parish. This should be supported by a Local Needs Housing Survey that can robustly demonstrate the quantity, type and range of accommodation required. While new residential development (with associated changes to the defined settlement boundary) may be the principal aim of the Neighbourhood Development Plan, I am concerned that a firm commitment is also made to address related sustainability issues, including the need to:</p> <ul style="list-style-type: none"> <li>a) make provision for small businesses and to facilitate local employment opportunities;</li> <li>b) address transport, parking and access issues in the parish;</li> <li>c) maintain and develop the village school, village hall and other community facilities;</li> <li>d) protect and enhance open space, leisure and recreation facilities;</li> <li>e) protect and enhance the landscape framework and support biodiversity;</li> <li>f) protect and enhance historic assets within the parish;</li> <li>g) facilitate the sensitive design of buildings;</li> <li>h) seek to ensure new development has regard to green infrastructure, recycling, water collection, local energy generation, etc.</li> </ul> <p>There are clearly some issues that will be raised as part of plan preparation process that fall outside of the remit of Neighbourhood Planning. Some issues such as traffic management measures, rural bus services, policing and neighbourhood watch, council services etc. that are of importance to community well-being might</p>	<p>Acknowledgement sent. The response was also copied to the Parish Council by the originator.</p> <p>The issues raised are matters to be considered through the NHP process.</p> <p>Once a Community Infrastructure Levy (CIL) is in place in Babergh 15% of the income received from development in the parish boundary will be passed to the Parish Council, subject to a cap of £100 per existing dwelling in the parish. Upon completion of the Neighbourhood Plan 25% of CIL income received from development within the parish boundary will be passed to the Parish Council. There is no cap to the payment in these circumstances.</p>

Date	Consultee Name	Consultee Organisation	Summary of Comments	Action required?
			<p>be addressed within a Lawshall Parish Plan. Such a document along with the Neighbourhood Development Plan would enable an inclusive approach to community planning in the parish.</p> <p>Finally, every effort should be made to ensure that developers' contributions from new development in Lawshall is used to resource infrastructure requirements within the Parish itself and not diverted to the meet the budgetary requirements of Babergh District Council and Suffolk County Council. Perhaps in response to this submission Babergh District Council can explain their position on this very important issue.</p>	

As no material representations were received the Head of Economy may accordingly designate the Neighbourhood Area under powers delegated by Full Council.

# Application to designate a Neighbourhood Area

## Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

### Publication of applications on the Babergh/Mid Suffolk District Council websites

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please contact the Communities team.

\* Indicates a mandatory field

### 1. Parish Clerk details

Title:\*   
 First name:\*   
 Last name:\*   
 Property name or no.:\*   
 Address 1:\*   
 Address 2:   
 Address 3:   
 Town:\*   
 County:\*   
 Postcode:\*   
 Email address:

### 2. Additional contact details (if different)

Title:   
 First name:   
 Last name:   
 Property name or no.:   
 Address 1:   
 Address 2:   
 Address 3:   
 Town:   
 County:   
 Postcode:   
 Email address:

### 3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes

No

District:\*

Parish:\*

### 4. Name of the Neighbourhood Area:

Please give a name which your neighbourhood area will be formally known:\*

### 5. Extent of the area:

Please indicate below and attach an OS plan showing the intended extent of the area:\*

Whole parish boundary area:

Part of the parish:

Joint with neighbouring parish:

To satisfy Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, a statement is required to explain why the proposed neighbourhood plan area is considered appropriate in order for it to be designated. Please provide a statement below that explains why you consider the extent of the neighbourhood area appropriate:\*

Area proposed

The Parish Council resolved at its meeting on 8 September 2015 to proceed with the preparation of a neighbourhood development plan. The Neighbourhood Plan area proposed by the Parish Council is the Lawshall parish boundary. This is considered appropriate for the following reasons:

1. Using the existing boundary is logical and readily understandable to villagers.
2. It conforms to the electoral base that will be consulted later for the NP referendum.



3. Lawshall is a large parish and the village envelope sits comfortably within it.

4. The parish has a large number of landowners, considerably more than in many parishes, and the Parish Council has no reason to believe that any would wish their land or part of it to be excluded.

Thus both historically and practically, no reason has been found to suggest an alternative boundary would be more suitable.

#### Purpose of plan

The plan will ultimately be used for decision-making purposes by Babergh District Council. It will describe how the people of Lawshall want to see their village develop over the next 15 years. It will combine a need for expanding the residential housing stock with appropriate business development, while also supporting infrastructure, amenities, and environmental consideration. The Parish Council sees the Plan as an important opportunity for empowering the village to create an attainable vision for its future, voiced by the people themselves

#### Neighbourhood Plan Team (NPT)

The Parish Council has delegated the development of the Neighbourhood Plan to a voluntary group, the Neighbourhood Plan Team (NPT) comprising two Parish Councillors and 11 other residents. There is also a growing number of villagers offering help in various ways. The NPT is geographically drawn from all parts of the village and represents a demographically diverse team of residents who jointly have extensive professional expertise and local knowledge.

#### Community engagement

The NPT has already undertaken some community outreach and engagement activities. For example, it has given presentations to village groups and created a Neighbourhood Plan webpage and Facebook group. The first major Community Consultation Event will take place on 21st November.

#### What plan will include

The Plan will include a summary of views, needs and planning aspirations of as many Lawshall residents as possible concerning a wide range of aspects of village life and the village environment. It will evolve over time but its principal aims will be to identify:

- The anticipated quantity and range of accommodation needed for a sustainable mixed community of homes and businesses.
- Proposals to protect the character of the village and, hopefully, select locations considered as suitable for development.
- Improvements in services and amenities needed to support the community in the future e.g. transport, education, employment, communications, health, leisure and wellbeing.

Lawshall Parish Council recognises that the Plan will only be valid and successful if it is created by the people who live and work in the village and so reflects their majority view. Hence the intention of the NPT is to encourage the whole community to take part in a variety of activities to achieve this objective.

#### Footnote

The NPT Mission Statement, Terms of Reference, and Delivery Schedule will be available on the Neighbourhood Plan page of the Lawshall Parish Council website: <http://lawshall.onesuffolk.net/neighbourhood-plan/> and on the Neighbourhood Plan Facebook page: <https://www.facebook.com/LawshallNeighbourhoodPlan>.

---

## 6. Intention of Neighbourhood Area:

Please indicate which of the following you intend to undertake within your neighbourhood area:\*

- Neighbourhood Development Plan
- Neighbourhood Development Order
- Community Right to Build Order

Please provide support for your choice below. For example, which parish and community meeting has the above choice been discussed at? Are the community aware of what is being proposed and why? Do the community support the choice selected?\*

The NPT understands that the application process requires an indication as to whether the community is likely to utilise the Neighbourhood Development Order and/or Community Right to Build alongside the Neighbourhood Development Plan. This has been judged to be unlikely.

---

## 7. Additional joint parish details:

If you are applying with an adjoining parish or parishes please give the clerk's details for each parish:

N/A

## 8. Declaration:

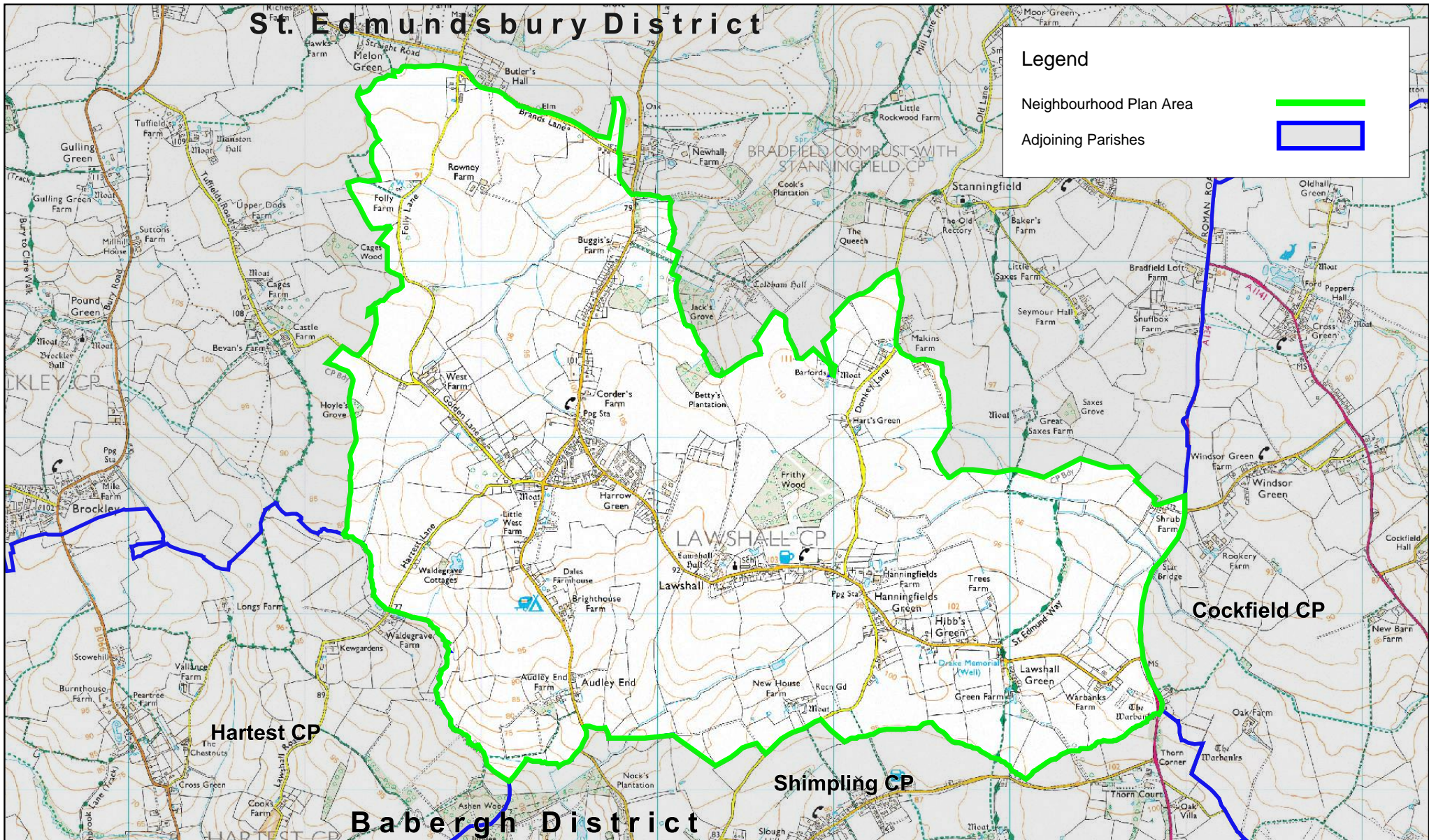
I/we hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Name(s)\*

Tom McClelland

Date (dd/mm/yy)\*

14 Oct 2015



### Lawshall Neighbourhood Plan Area



**BABERGH DISTRICT COUNCIL**  
 Corks Lane, Hadleigh, Ipswich. IP7 6SJ  
 Telephone : 01473 822801  
 minicom : 01473 825878  
 www.babergh.gov.uk



SCALE 1:30000

Reproduced by permission of  
 Ordnance Survey on behalf of HMSO.  
 © Crown copyright and database right 2015  
 Ordnance Survey Licence number 100023274  
 Date Printed : 23/10/2015