

Responses to Hargrave Neighbourhood Area designation consultation (8th October – 5th November 2015)

Date received	Name/Organisation	Response	Council's assessment
8.10.15	Sue Bull Anglian Water	<p>Thank you for the opportunity to comment on this application for Hargrave Neighbourhood Designation Area.</p> <p>Anglian Water has no concern or comment to make on this, however if the subject progresses to a draft plan we would be pleased to make comment at that stage.</p>	Noted. No change required
9.10.15	Zoe Hughes Sport England	<p>Thank you for consulting Sport England on the above Neighbourhood Consultation.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. 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 (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p>	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<p>Sport England provides guidance on developing policy for sport and further information can be found following the link below: http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities 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. http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</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. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>If you need any further advice please do not hesitate to contact Sport England using the contact details below maggie.taylor@sportengland.org</p>	
11.10.15	Councillor Clive Pollington (Wickhambrook)	I am in full support of the area designated. I think it has been well thought out and at great length.	Noted. No change required
12.10.15	David Grech Heritage England	Thank you for consulting Historic England about the application to designate Hargrave Parish as a Neighbourhood Area. 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 I am forwarding a copy of this letter	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<p>to the Parish Council for their use in the event that their application is successful.</p> <p>The Neighbourhood Area incorporates a limited number of designated heritage assets, the most significant of which is the Grade II* listed Church of St Edmund. In addition to this church there are a further 12 Grade II listed buildings within the parish. 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. We would wish to comment on a draft of the plan in due course.</p> <p>The historic buildings conservation officer at St Edmundsbury Borough 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. We would also recommend that the Parish Council speak to the staff at Suffolk County Council 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 (www.heritagegateway.org.uk).</p> <p>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. 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>	

Date received	Name/Organisation	Response	Council's assessment
		<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>http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</p>	
21.10.15	Mr David Willcox	<p>The Neighbourhood Area referred to in your email of the 8th October is satisfactory from my perspective. Thank you for the Consultation. !! Pity about the previous invisible one.</p>	Noted. No change required
27.10.15	Rachel Bowden Natural England	<p>Thank you for notifying Natural England of the Hargrave Neighbourhood Planning Area dated 08 October 2015. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required.</p> <p>The following is offered as general advice which may be of use in the preparation of the Hargrave Neighbourhood plan.</p>	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<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: https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php</p> <p><u>Protected landscapes</u></p> <p>If the neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that Hargrave Parish Council take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, they should seek the views of the AONB Partnership.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. http://www.naturalengland.org.uk/publications/nca/default.aspx</p> <p><u>Protected species</u></p> <p>Hargrave Parish Council should consider whether their plan or proposal has any impacts on protected species. To help them do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England. Natural England Standing Advice.</p>	

Date received	Name/Organisation	Response	Council's assessment
		<p><u>Local Wildlife Sites</u></p> <p>They should consider whether the plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then they should ensure they have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.</p> <p><u>Best Most Versatile Agricultural Land</u></p> <p>Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:</p> <p>'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.</p> <p>General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; http://www.landis.org.uk/index.cfm which contains more information about obtaining soil data.</p> <p><u>Opportunities for enhancing the natural environment</u></p> <p>Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for</p>	

Date received	Name/Organisation	Response	Council's assessment
		<p>the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk</p>	
28.10.15	Kim Langley West Suffolk Council Strategic Housing Team	<p>West Suffolk Councils' Strategic Housing Team has reviewed the submission for Hargrave to become a Neighbourhood Area with a view to drawing up a Neighbourhood Plan.</p> <p>With regard to the area, we have reviewed the levels of interest in the affordable rented housing that has become available in Hargrave and the surrounding areas since 2008. We note that the average number of bids per vacancy expressed through the Councils' choice-based lettings scheme is somewhat higher for Hargrave properties (an average of 41 bids per property) than for those in the nearby settlements of Denham (an average of 36 bids), Ousden (23) and Chevington (31).</p> <p>This pattern of bidding indicates to us that those in housing need differentiate between these areas and are not simply bidding for all homes within the wider location including Hargrave. Thus, Hargrave would appear to be a distinct neighbourhood in housing needs terms. This is in line with Hargrave Parish Council's bid for their parish boundary to form the boundary of a Neighbourhood Area.</p> <p>We recognise that a Neighbourhood Plan for Hargrave cannot be drawn up in advance of designation as a Neighbourhood Area, however, we also note</p>	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<p>that the application makes reference to some fledgling housing objectives that could be included in such a Plan. We welcome that the vision for Hargrave looks to address a number of social, economic and environmental themes aimed at protecting and enhancing the distinct characteristics of the village. We note, however, that at this stage, the vision statement has yet to reconcile the local consultation finding that there is a perceived need to widen the range of housing types and to ensure new homes meet lifetime and generational needs with a view that there should be little or no significant growth.</p> <p>Should a Neighbourhood Area be declared, we would be very happy to discuss the character and level of housing need to assist in the drafting of the Neighbourhood Plan. We have considerable information to hand that could assist local residents.</p> <p>Of note, the Strategic Housing Team commissioned the Cambridgeshire Research Team to compile rural profiling data for all parishes within West Suffolk. This draws together the demography of the villages, current house prices, rents and affordability of those properties within the villages, along with many topics.</p> <p>One measure of housing need indicates that in the current market, house prices in Hargrave are some 10.56 times local annual earnings. This is higher than the figure for Bury St Edmunds of 8.41. Furthermore, the need and demand for affordable housing within the village of Hargrave is apparent from our housing register. Since 2008, only three affordable homes have become available in Hargrave with an average of 41 applicants expressing an interest in each one. This demonstrates quite clearly that demand outstrips the supply available.</p> <p>Looking at potential future demand for housing within the village of Hargrave, 23% of couples currently living within the village have dependent children suggesting further, albeit limited, growth may be desirable to retain family connections. We appreciate that large scale residential developments would impact significantly on the nature and characteristics</p>	

Date received	Name/Organisation	Response	Council's assessment
		of the village, but some small scale, sympathetically designed developments, incorporating homes for both sale and rent, could help to ensure the long term sustainability of the village.	
29.10.15	Councillor Terry Clements (Horringer and Whelnetham)	<p>Thank you for informing me of Hargrave Parish Councils Neighbourhood Plan. From the sound information I have received and as the area is within the Parish boundary I have no comment to make.</p> <p>As a further point I have not received any adverse comments from neighbouring Parish Councils.</p>	Noted. No change required
30.10.15	Nick Ward Babergh and Mid Suffolk District Councils	<p>Thank you for your electronic consultation in respect of the designation of Hargrave Parish as a Neighbourhood Development Plan area.</p> <p>Mid Suffolk Council has no objection to this designation.</p>	Noted. No change required
31.10.15	Roger Medley Wickhambrook Parish Council	This matter was discussed at the recent meeting of Wickhambrook Parish Council (29.10.2015). No concerns were raised.	Noted. No change required
2.11.15	Joanne Ince Ousden Parish Council	Ousden Parish Council has received your recent notification about the Hargrave Neighbourhood Plan. Having reviewed the map of the area covered by the plan two properties on it are actually in Ousden. They are White Cottage and Lady's Green Cottage which became part of Ousden in the 2010 Community Governance Review.	<p>We are aware that Lady's Green Cottage and White Cottage are in Ousden Parish.</p> <p>By imposing the Hargrave parish boundary onto the 1:30,000 OS map, used in the Hargrave consultation, this level of detail was unfortunately missed.</p>

Date received	Name/Organisation	Response	Council's assessment
			This has been rectified in the production of the final neighbourhood area map.
2.11.15	Barrow cum Denham Parish Council	Barrow cum Denham Parish Council were happy with the boundaries shown between us and Hargrave.	Noted. No change required
2.11.15	Councillor Mary Evans Suffolk County Council (Clare Division)	I would like to confirm that I believe the area, as identified by Hargrave Parish Council on the map, is entirely appropriate to be included in the development of a Neighbourhood Development Plan for the parish. I wish Hargrave Neighbourhood Plan Working Group well in their endeavours. This is a true community effort. I have witnessed first-hand at the annual parish meetings how much care and attention is taken in consulting, and listening to the residents in the development of the neighbourhood plan.	Noted. No change required
4.11.15	Robert Feakes Planning Officer (Resource Management Directorate)	<p>Thank you for consulting Suffolk County Council on the matter of designating a neighbourhood plan area for a future Hargrave Neighbourhood Plan. The County Council has no objection to the area as proposed in your email dated 8th October. However, as the Plan is developed, appropriate consideration will need to be given to the impacts of proposals on other parishes in the locality.</p> <p>The Plan may or may not impact on County Council service responsibilities, depending on what the Parish Council is seeking to achieve. If the Plan is likely to impact on any of the County Council's services, such as transport or education (in particular), we would welcome the opportunity to discuss the Parish Council's proposals at an early stage in the Plan's preparation. Potentially relevant County Council services include:</p> <ul style="list-style-type: none"> - Highways and transport - Education (including pre-schools) - Surface Water Management 	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<ul style="list-style-type: none"> - Social Care - Archaeology - Fire and rescue - Libraries - Waste Infrastructure <p>Please contact me via the details above if I or my colleagues can be of any assistance.</p>	
6.11.15 (late response)	Elizabeth Mugova Environment Agency	<p>Thank you for your correspondence of 8 October 2015 advising the Environment Agency of the application to designate a neighbourhood area in Hargrave.</p> <p>The site lies within Flood Zone 1 (low risk); and is located above a Principal Aquifer and Source Protection Zone 2. I attach for your information our generic planning guidance document. (attached).</p>	Noted. No change required