

How it started

Artisan-PPS's original concept plan for the Green Road development, as distributed in September 2015.

Other developers now include:
Pigeon IMS
Persimmon
Hopkins Homes
New Hall Properties



LANDEX
NEW HOMES

T & K Parker

Artisan
Planning & Property Services

WINCER KIEVENAAR
Chartered Architects

Community-led planning

These were the options given us by Duncan Merren, from Mid Suffolk District Council.

The Neighbourhood Plan is the only one which has legal status.

Local Engagement

How do you think you might to respond to future planning applications for development?

- respond to each one as it is submitted?
- have a wider discussion on the future direction of growth, knowing it could be challenging?
- conduct a parish survey including a housing needs survey?
- prepare a community-led planning document?
- produce a Neighbourhood Development Plan?

Housing allocations

Mid Suffolk's housing plan as published in 2012

Years	YEARS 1-5		YEARS 5-10		YEARS 10-15		TOTAL	
	PDL	GF	PDL	GF	PDL	GF	PDL	GF
Stowmarket	300	600	100	525	0	400	400	1,525*
Needham Market	180	0	140	0	0	150	320	150
Eye	30	0	0	100	0	100	30	200
Ipswich Policy Area	90	0	80	0	0	0	170	0
Key Service Centres	100	100	100	150	100	200	300	450
Primary Villages	0	100	0	100	0	100	0	300
Secondary Villages	0	0	0	0	0	0	0	0
Mid Suffolk Total	700	800	420	875	100	950	1,220	2,625*

PDL - previously developed land
 GF - greenfield land

300	450
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Proposed housing developments

This table shows the situation in Woolpit, as far as we know at the moment.

Proposed development site	Houses	Application status
Green Road	50	Decision pending
Old Stowmarket Road	120	Approved
Rags Lane	60	None yet
Street Farm	450	None yet
Glebe land	80	None yet
TOTAL	760	

The Neighbourhood Plan so far

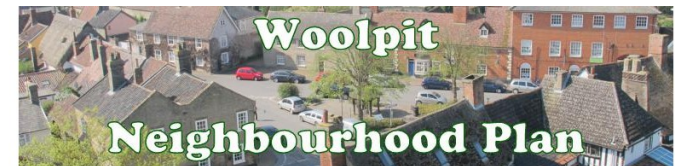
Timescale	Phase	Actions
Dec 2015 -Feb 2016	Getting started	Raise awareness ✓ Communication / engagement strategy ✓ Form steering group ✓ Identify aims & objectives ✓

A Neighbourhood Plan for Woolpit

What is neighbourhood planning?



It is about a community using land and development to deliver somewhere to live, work, shop, eat, and drink. It is also about what it enjoys and cherishes and how it moves around.



[Home](#) [News](#) [Documents](#) [Contact](#) [Planning applications](#) [Woolpit website](#)

What is a Neighbourhood Plan?

What is a Neighbourhood Plan?

Stages in producing a Neighbourhood Plan
[Getting started](#)
[Defining the area](#)
[Consultation](#)
[District Council-led steps](#)

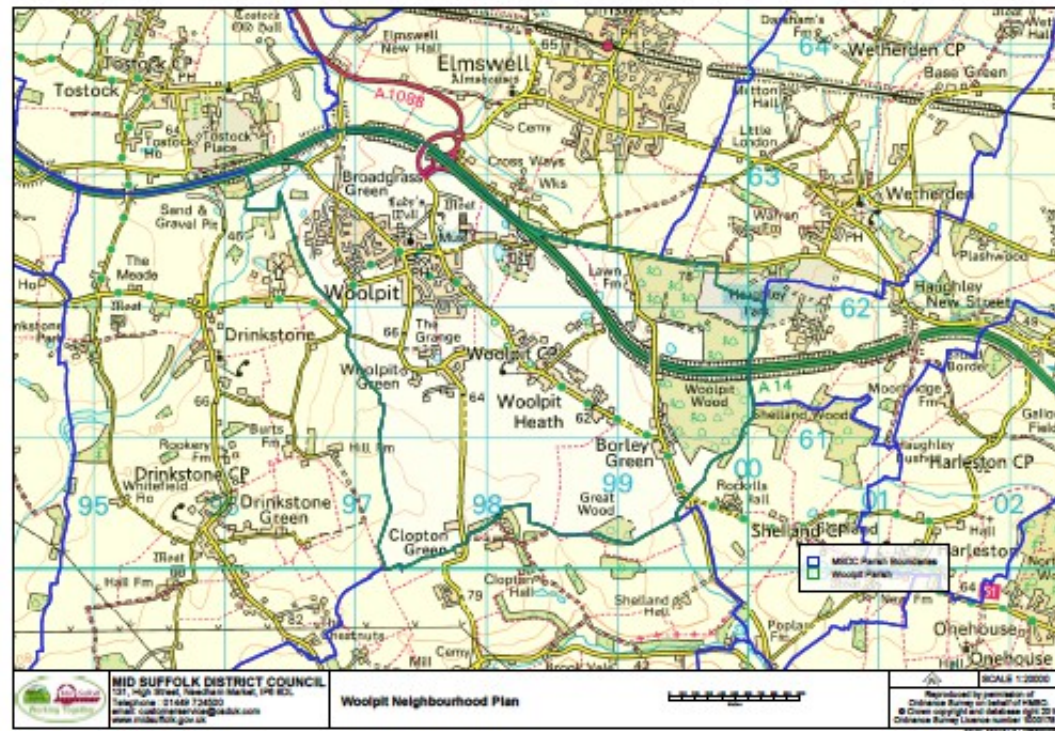
A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. All Neighbourhood Plans must meet Basic Conditions.

Neighbourhood plans relate to the use and development of land and associated social, economic and environmental issues. It may deal with a wide range of issues (like housing, employment, heritage and transport) or it may focus on one or two issues that are of particular importance in a local area.

A Neighbourhood Plan will be subject to examination and referendum and then form part of the Local Development Plan. This statutory status gives Neighbourhood Plans far more weight than some other local planning documents, such as parish plans, community plans and village design statements.

The Neighbourhood Plan so far

Timescale	Phase	Actions
Mar 2016 -Apr 2016	MSDC approval	Apply for Neighbourhood Area ✓ MSDC advertise & decide ✓



The Neighbourhood Plan so far

Timescale	Phase	Actions
Mar 2016 -Nov 2016	Consulting community	Engage and consult residents & stakeholders on emerging issues ...



The Neighbourhood Plan so far

Timescale	Phase	Actions
July 2016 - Dec 2016	Build evidence base	Existing demographic & socio-economic data ... Neighbourhood character appraisal ... SWOT analysis ✓

Woolpit - Character Assessment to support Neighbourhood Plan
17.10.16 Roman Fields Alan Round, Denise Mawhood

Layout Modern estate with traditional rural appearance of about 44 houses built in 2 stages 1984 and 2006. Also a mixture of private and social housing. Single access road off Steeles Road with Cul de Sac off.

Topography Flat

Green spaces Grassy area with native trees; pleasant walkway with overlooking fields along rear boundary.

Roads Single access off Steeles Road with cul de sac off.

Natural Pleasant rural feel has been given to estate by inclusion of traditional hedges separating off newer development and along field boundary. Trees planted along rural hedgerow include field maple and mountain ash. A further grassy area with native trees all adds to the rural appearance.

Buildings The original 20 houses built in 1984/85 are mainly 3 bed detached and a few bungalows all with small gardens, some garages and off road parking. The 24 more recent dwellings built in 2006 include a good variety of 2 to 3 bed semi detached, small terraces and bungalows and also 4 one bed flats. Communal parking. Housing density approx. 30 per hectare

Streetscape Wide pavements; grassy verges some with native trees; telegraph poles; street lighting.

Land use Residential

Landmarks N/A

View View over fields to rear

Woolpit - Character Assessment 17.10.16 Roman Fields



Traditional rural appearance



View over fields along walkway to rear of estate

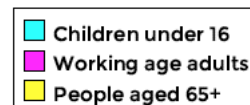
Living in Woolpit

How many people live locally?

Source: ONS 2011 Census

In 2011, Woolpit had 1995 residents. Of these, nearly one quarter were over 65, and three-fifths were of working age.

How does this compare with the rest of the country?



Woolpit Mid Suffolk England

	Woolpit	Mid Suffolk	England
Children	15.8%	18.4%	18.9%
Working age	60.2%	61.5%	64.7%
65+	24.0%	20.1%	16.3%

We have more people over 65 than is the average in the district and in England generally.



Local Authority Liaison Group

Members are Trevor Howard, Vice-chairman of the Parish Council, Jane Storey, Mid Suffolk and County Councillor and Alan Round

As the name suggests – the aim is to provide a liaison between the Steering Group and the local authorities – Mid Suffolk District Council and Suffolk County Council.

Specifically the group has met with Chris Bowden, designated by MSDC as our ‘critical friend’ who can provide help and information to our Steering Group, and Bill Newman, a senior planner at MSDC.

Members have also met with SCC Highways to discuss the implications of any planning applications.



Local Authority Liaison Group

A further meeting has taken place with other A14 villages that are completing their Neighbourhood plans - Elmswell and Thurston - so that we can work together on some (joint) aspects of our neighbourhood plans. This was attended by Parish Clerks, representatives from the parish councils and the local district councilors. Further meetings will explore the wider implications that extra housing will have on local transport infrastructure and school and health provision.

MSDC have held a meeting on 'Community Engagement' and invited all Neighbourhood Steering groups to attend. Several members from the Woolpit Group attended. The proposal was to look at housing led growth and its implications.

The Local Authority Liaison Group are in regular dialogue with planners at MSDC and other departments both at MSDC and SCC.

Business Group

Progress

2016



WOOLPIT
NEIGHBOURHOOD PLAN



Business Group Progress 2016

- **Businesses are stakeholders in Woolpit, therefore here is our consultation with them so far:**
- **February:** Contacted as many businesses as possible
- **April:** Drafted preliminary business questionnaire
- **June:** Gained approval of steering group to conduct business interviews
- **July to present:** Face to face interviews with a selection of businesses

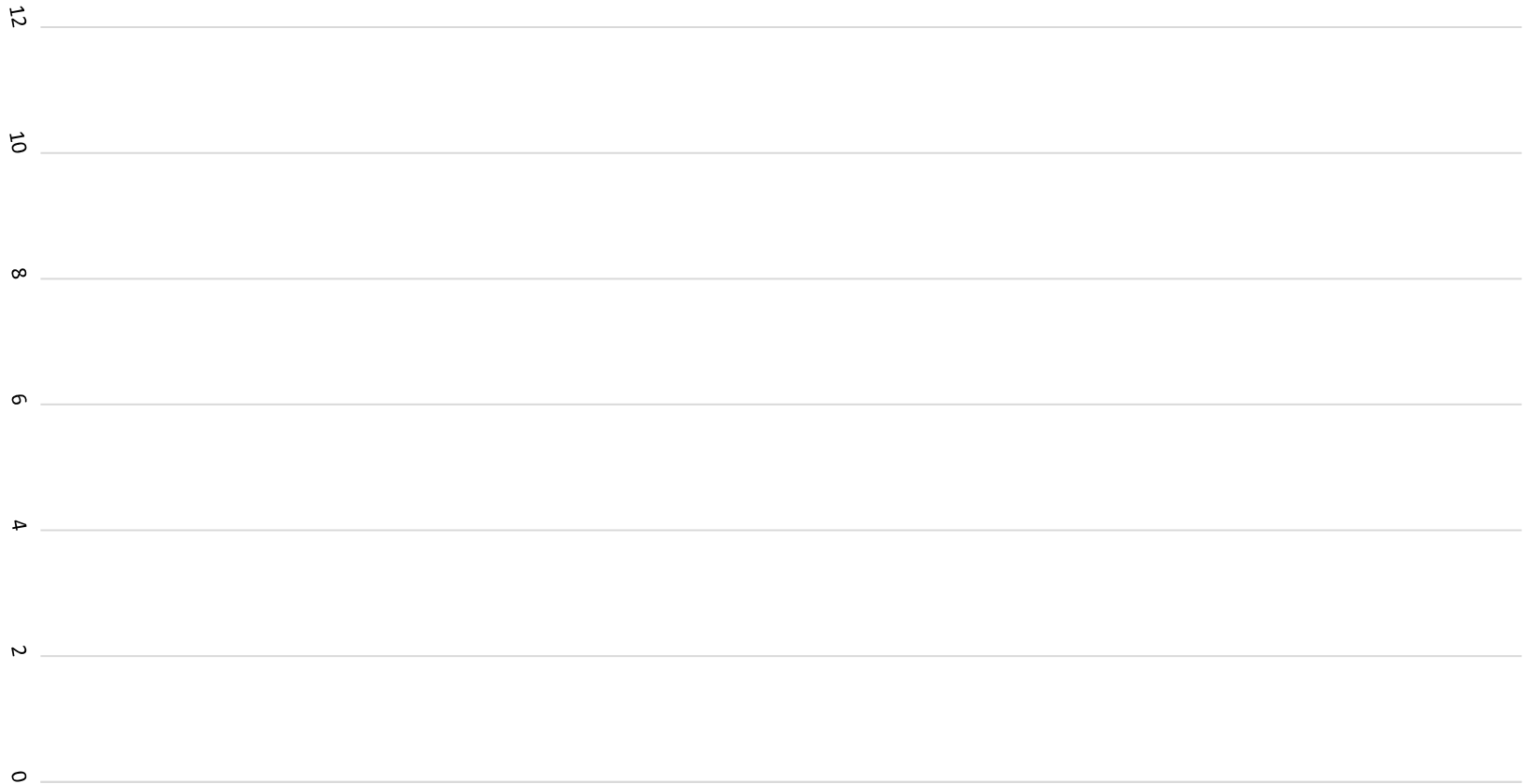
Business Group Progress 2016

- 23 Businesses have been interviewed so far (This is an ongoing process)
- Approximately half cited the A14 as a key reason for their current location in Woolpit – allowing access to Elmswell train station and customers in Bury St Edmunds & Ipswich
- All intend to remain in Woolpit if possible
- Together the businesses interviewed so far offer over 450 jobs
- Businesses and their staff use village amenities as follows:



Business Group Results So Far...

Amenities Used by Businesses



Business Group Progress 2016

Suggestions for Improvements that have come from Business interviews:

- Extend parking facilities in center of village
- Create a cycle route to Elmswell station
- More frequent bus service
- Improve road network around current 'hot-spot' areas
- Most business are in favour of green energy projects

Why businesses are located in Woolpit:



Woolpit Character Assessment

What is it?

- It describes the distinct appearance and feel of a village and the area around it.
- It describes what makes Woolpit unique.
- When complete it will inform various policies in the final Neighbourhood Plan



Woolpit Character Assessment

Why do we need it?

- So that any Planning proposals take the distinctive character of Woolpit into account.
- So that developers and architects have an understanding of the village setting so designs are appropriate.
- It means we can be supportive of new development if it can complement and even enhance the local character of the village.



Woolpit Character Assessment

How do we do it?

Step 1

- Using local knowledge divide the settlement area of Woolpit into 3 broad character areas:

Woolpit West: built mainly between 1970 - 1990

Woolpit Central: mainly historic buildings and conservation area

Woolpit East: originally built as social housing

- Using maps divide the surrounding area into 5 Landscape Areas stretching from the village to the Parish boundary.



Woolpit Character Assessment

How do we do it?

Step 2

- Set up a proforma for our assessment based on a Tool Kit provided by the District Council.
- In small groups walk around Woolpit, street by street with clipboard and make notes on what we see that makes up the particular character of that area.
- Take photograph of significant views and special features.
- Share our notes and photos get feedback from others to check we have an accurate and balanced record.



Next steps

Timescale	Phase	Actions
Dec 2016 -Mar 2017	Survey the community	Analyse evidence to identify gaps Scope and focus – devise questions Conduct survey Analyse questionnaire responses
Apr 2017 -Jun 2017	Draft the plan	Scope & content Define vision and aims Identify key themes and objectives Examine development options and consult landowners / developers Seek advice from MSDC on statutory requirements Draft policies & guidance



Any questions?

Thank you for listening!