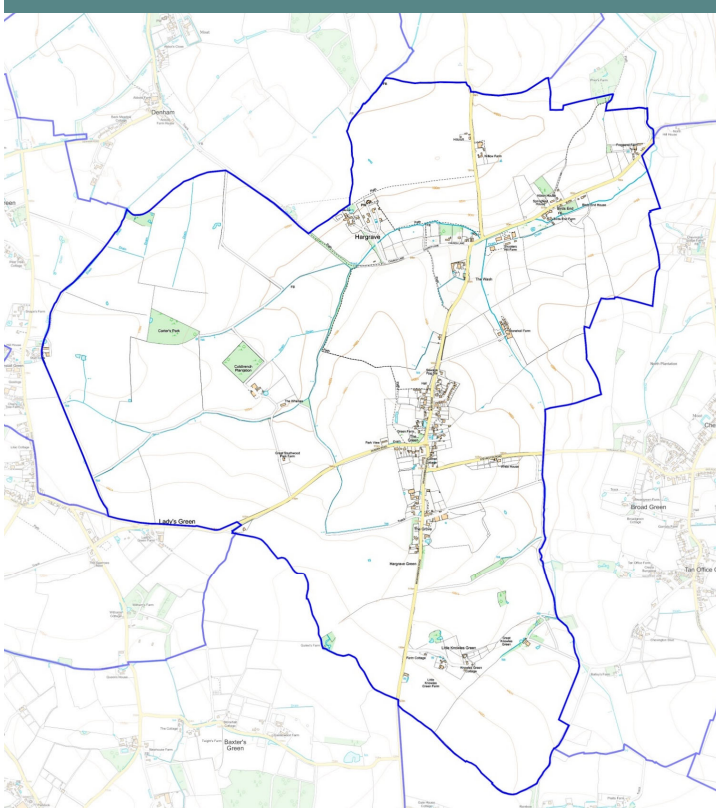
Hargrave
Neighbourhood Plan
Review 2023

WELCOME



Today's event

Thanks for sparing the time to come and visit our event today.

The boards that follows will explain:

- What a neighbourhood plan is
- The history of the Hargrave neighbourhood plan
- Why we're reviewing the Plan that was completed in 2018
- What issues we're addressing in the new Plan
- The timetable for completing the Plan

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 forms part of the statutory development plan for the area, meaning West Suffolk 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

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The 2018 PLAN



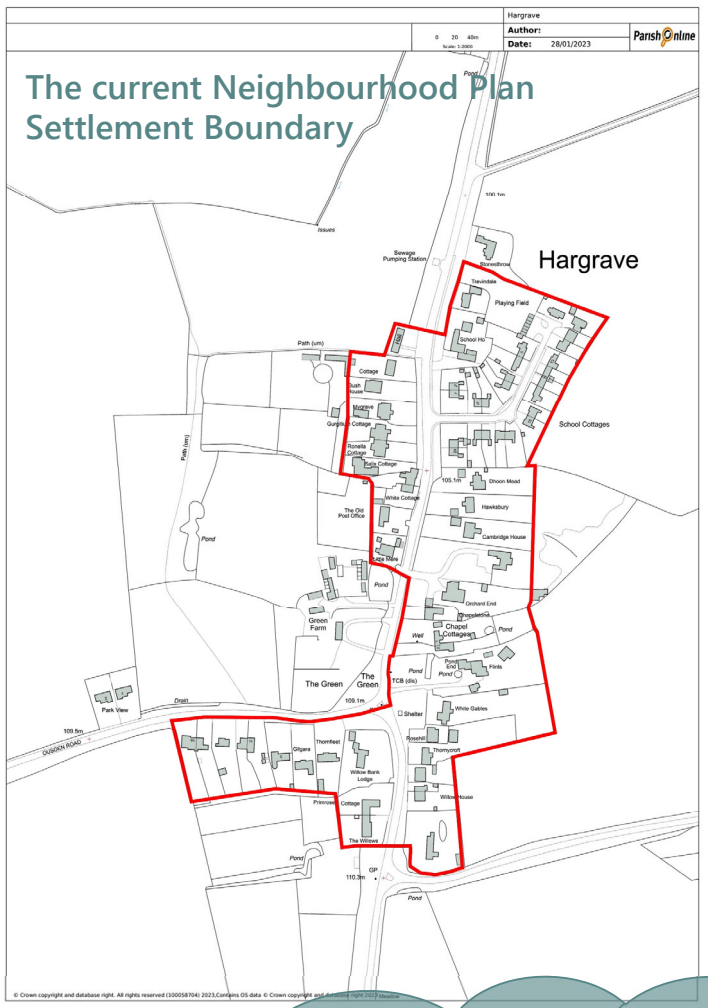
The current Neighbourhood Plan

- contains 10 planning policies covering the following matters:
  - Hargrave's Spatial Strategy
  - Hargrave Housing Settlement Boundary
  - Housing Mix
  - Communications Technology
  - Protecting and Maintaining Features of Landscape and Biodiversity Value
  - Protecting the Landscape Setting of Hargrave
  - Local Green Spaces
  - Village Playing Field
  - Local Heritage
  - Village Character.
- includes 13 "community actions" which address issues that arose during the preparation of the Plan.

The current Neighbourhood Plan

was adopted by West Suffolk Council in 2018 following a parish referendum when 88% of the turnout voted in favour of the Plan.

In the time since the Plan was adopted, the planning situation nationally and in West Suffolk has changed and the Plan now needs bringing up-to-date to cover additional locally important matters.



If you would like to read the current Plan it is available to view on the Parish Council website https://hargrave.suffolk.cloud/neighbourhood-plan/

Or use your mobile phone to photo the QR code

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REVIEW PROCESS



The process for preparing a revised neighbourhood plan is guided by government regulations.

There is no short cut.

The Neighbourhood Plan Review will be based on the original Plan and add further value to it.

This will ensure that it remains relevant for West Suffolk Council when they consider future planning applications in our parish.

The 2018 Plan will be replaced once the review is complete and will ensure that our planning framework is up-to-date.

The Government regulations require that, where significant changes to a Plan are made, we have to take it through a full round of consultation.

Another parish referendum will have to be held to approve it.

Hargrave Neighbourhood Plan Review 2023

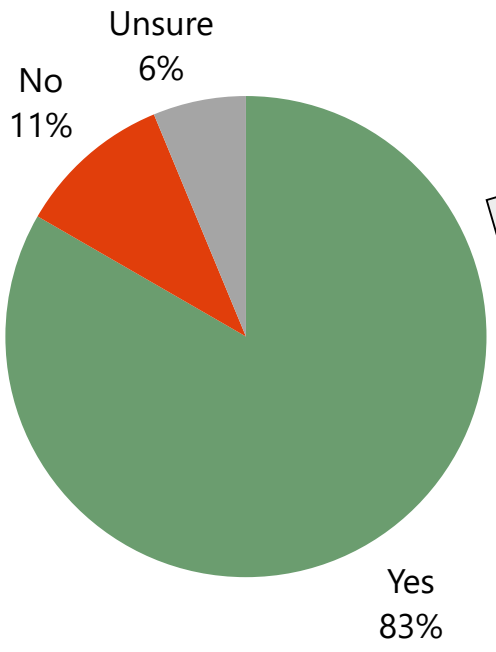
REVIEW SURVEY

We asked for your views

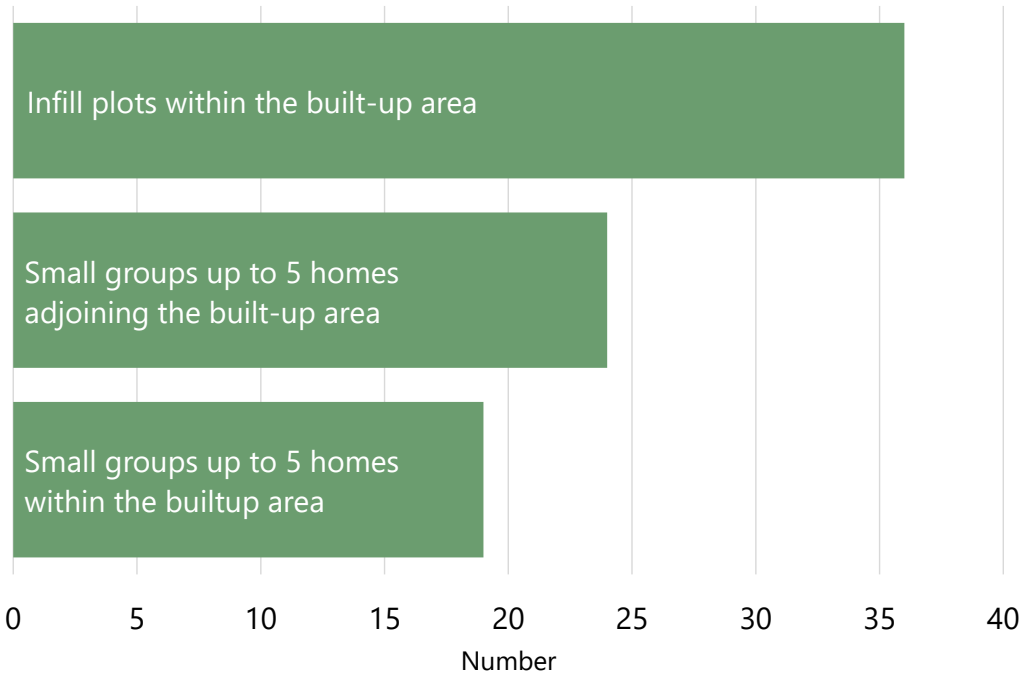
In January 2021 we ran a residents' survey to establish if the views of the Village had changed since 2018 and to see if there was a need for any additional facilities following COVID-19.

This board provides an overview of the results of the survey. The full survey results are available on the Neighbourhood Plan pages of the Parish Council website.

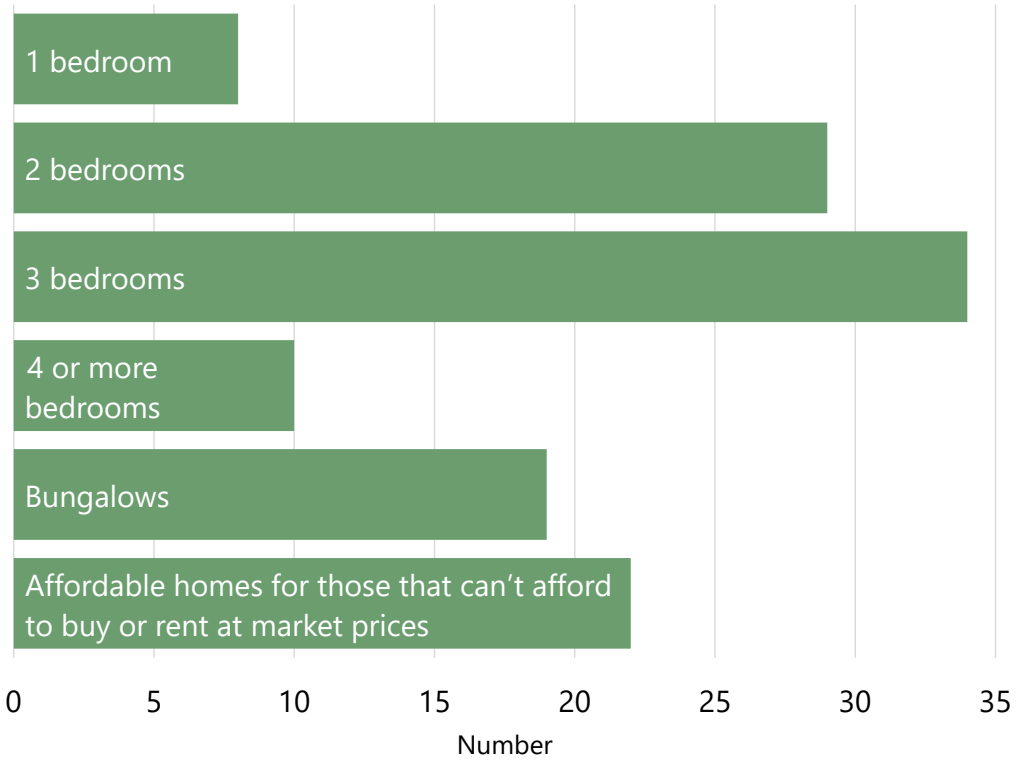
Do you still believe we should allow limited housing development in our village between now and 2040?



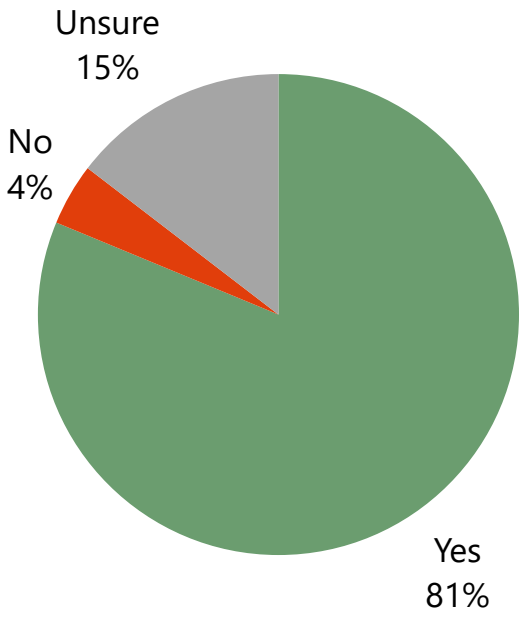
If yes (to allowing limited housing development), what type of housing development would you support?



What size of new homes do you think will be needed in the village over the next 20 years?



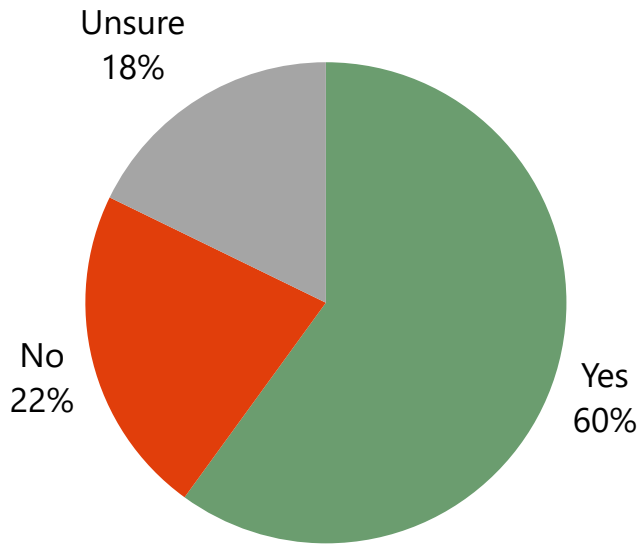
Do you believe we should set design guidelines for new developments and extensions?



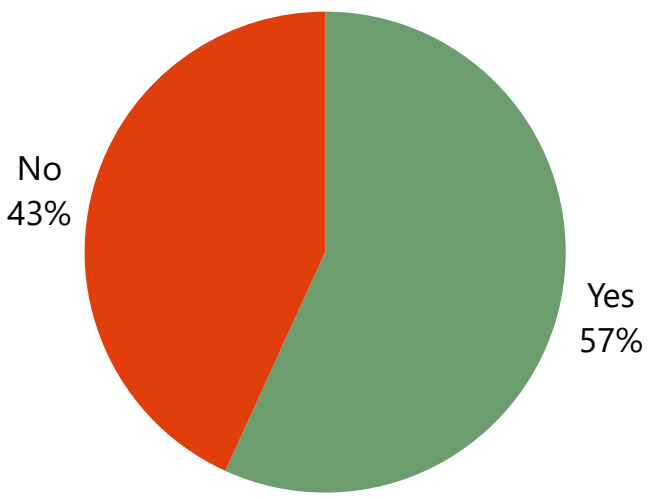
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REVIEW SURVEY

COVID-19 has made us work and behave differently. Do you believe, as a consequence, the facilities in the village should change to support us better?



Are there any issues within the village which currently concern you?



Suggestions

- Improve village hall
- Improved mobile phone and broadband coverage
- Flexible workspace
- Community shop
- Community café
- Bus service
- Outdoor covered meeting area
- Improved pavements
- Post Office
- Enhance public footpath network
- Solar farm
- Pub

Main Issues

- Speeding
- Isolation of vulnerable people
- Narrow roads
- Lorries using village as cut-through
- Litter
- Increased traffic from development in local villages
- Poor bus
- Amenities for children
- Flooding from ditches
- Lack of sense of community



Hargrave Neighbourhood Plan Review 2023

VISION & OBJECTIVES REVIEW

The 2018 Plan has the Vision illustrated below.

Do you think it remains relevant today or should it be changed?

If you would prefer, please complete the paper response form or, by using your phone, click on the QR code below to complete an online version
BUT PLEASE ONLY FEEDBACK ONCE

VISION

To protect and enhance the distinctive character and assets of the Village for the community both young and old

Use a green dot if you think the Vision remains relevant or a red dot if you think it needs changing

Remains relevant ●	**Needs changing** ●

Comments Please use post-it notes and place a red dot if you agree with a comment already there, or a red dot if you disagree with that comment

Hargrave Neighbourhood Plan Review 2023

VISION & OBJECTIVES REVIEW

In support of the Vision, the Plan had Objectives covering four themes as illustrated on this and the next board.

Are they still relevant or should they be revised?

OBJECTIVES

Prosperity and Welfare Objective

Assess the scope to improve the residents' access within the village and within the region to provide:

- A range of housing to meet lifetime and generational needs
- Employment, including the facilities necessary to support home working
- Communication and technology
- Education
- Health and welfare
- Shops, services and amenities
- Sports, leisure and culture

Remains relevant ●	Needs changing ●

Comments Please use post-it notes and place a red dot if you agree with a comment already there, or a red dot if you disagree with that comment

Highways, Transport and Access

Assess the needs of our community and define its existing and future requirements by:

- Rebalancing the competitive demands on highways between dominant vehicular traffic and a safer pedestrian environment
- Improving public footpaths to enhance accessibility and connectivity
- Improving access to bridleways to offer safer equestrian facilities
- Securing access to public transport

Remains relevant ●	Needs changing ●

Comments Please use post-it notes and place a red dot if you agree with a comment already there, or a red dot if you disagree with that comment

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VISION & OBJECTIVES REVIEW

Green Infrastructure and Natural Environment

Appraise, define, protect and enhance all the green features of the village and the parish. In particular:

- Public and private open space
- The road environment, in particular grass verges, hedges and trees
- Protect and encourage wild life
- Liaise with, support and protect agriculture and its husbandry of productive land within the parish.

Remains relevant ●

Needs changing ●

Comments Please use post-it notes and place a red dot if you agree with a comment already there, or a red dot if you disagree with that comment

The Character of the Village and Countryside

Identify, define, protect and enhance the distinctive features of the village settlement and its setting within the parish, including:

- Local heritage and historical references
- Building and streetscape
- Community infrastructure and assets
- Local design exemplars and benchmarks for new building and extensions

Remains relevant ●

Needs changing ●

Comments Please use post-it notes and place a red dot if you agree with a comment already there, or a red dot if you disagree with that comment

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POLICY REVIEW

The new Plan will still contain planning policies that will be used by West Suffolk Council when making decisions of planning applications in the parish.

A review of the existing policies has been carried out.

If they are still relevant and up-to-date then they do not need changing.

The outcome of the review is set out below.

2018 Neighbourhood Plan Policy	Review
Policy HAR 1 – Hargrave's Spatial Strategy	Policy will be revised and merged with Policy HAR 2 to provide greater clarity about the level of development and where
Policy HAR 2 – Hargrave Housing Settlement Boundary	Policy will be deleted and merged with Policy HAR 1
Policy HAR 3 – Housing Mix	Policy will be amended to place greater emphasis on smaller properties
Policy HAR 4 – Communications Technology	The policy remains valid and will be retained
Policy HAR 5 – Protecting and Maintaining Features of Landscape and Biodiversity Value	The policy will be revised to bring it up-to-date and reflect recent national changes that requires development to deliver biodiversity "net gain"
Policy HAR 6 – Protecting the Landscape Setting of Hargrave	The policy remains valid and will be retained
Policy HAR 7 – Local Green Spaces	The designations remains valid and the policy will be retained
Policy HAR 8 – Village Playing Field	The policy remains valid and will be retained
Policy HAR 9 – Local Heritage	The policy remains valid and will be retained
Policy HAR 10 – Village Character	The policy will be amended to reflect then preparation of Design Guidelines for the village, referred to on later boards today

Hargrave Neighbourhood Plan Review 2023

COMMUNITY ACTIONS REVIEW

The relevance of the Community Actions has also been reviewed.

The table below identifies them and asks whether you think they're still relevant today.

If you would prefer, please complete the paper response form or the online version
BUT PLEASE ONLY FEEDBACK ONCE

2018 Neighbourhood Plan Community Action		Still relevant? ●	Should not be retained ●
Community Action 1 The Parish Council will seek to identify and promote small scale employment opportunities in Hargrave that are in keeping with the rural nature of the village and will not have an adverse impact on residents and the environment.	***Progress:*** *The impact of Covid and restrictions to working practices continue to affect how and where people work. The Parish council should be looking at how to support people working from home in terms of work spaces possibly in any village hall development and the continued importance of effective broadband connections.*		
Community Action 2 The Parish Council will seek to proactively utilise communications to positively promote Hargrave.	***Progress:*** *The Parish council uses the Village website and the village newsletter to share information and to raise issues facing the village.*		
Community Action 3 We will actively monitor, lobby and influence improvements to optimise communications technology infrastructure within the parish.	***Progress:*** *Whilst there has been some improvements to communication technology within the village there are still areas of the village like The Wash where internet cover is intermittent. This will remain an issue for the Parish council to try and influence improvements.*		
Community Action 4 We will develop positive co-operation with the local agricultural community to optimise mutual benefits.	***Progress:*** *Since the 2018 Neighbourhood plan the funding support programmes for farming have gone through radical changes. These are still working through and the Parish Council needs to maintain links with local farmers to see what opportunities this could provide for enhancing the environment of the village.*		
Community Action 5 The Parish Council will investigate ways of supporting the establishment of additional groups and societies in the village, including organising a Clubs meeting at the Village Hall and identifying support mechanisms to get clubs established.	***Progress:*** *Covid restrictions have inevitably led to reductions in group activities within the village. One new initiative that occurred during this time was the establishment of The Hargrave Heritage project group, a joint initiative between the Parish council and The Church Parochial Council. This led to a successful launch of the project in 2022 followed up with the establishment of the Hargrave Heritage society.*		
Community Action 6 The Parish Council will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.		**Please see later boards concerning this Community Action**	

2018 Neighbourhood Plan Community Action		Still relevant? ●	Should not be retained ●
Community Action 7 The Parish Council will investigate opportunities for the introduction of a car sharing initiative to help residents to make trips to the shops, school, or social and leisure events.	***Progress:*** *No progress with car sharing. This is part of the wider priority of transport within the village and in particular access for those without cars. See Community Action 8 for update on buses.*		
Community Action 8 The Parish Council will work with local bus companies and Suffolk County Council to lobby for an increase in availability of public transport.	***Progress:*** *The Parish council has been in contact with our local bus provider to see if a small change to the existing route of the buses could include Hargrave. Unfortunately this has not met with any success and the current issues around fuel costs will likely put any improvement further back.*		
Community Action 9 The Parish Council will seek to work with the County Council Highways Department to implement environmental sympathetic and self-enforcing traffic calming measures in the village.	***Progress:*** *The Parish council is in regular contact with SCC Highways about speeding issues and the state of roads. The village has taken a very proactive stance in trying to reduce speeding within the village and will be trialling new technology proposed by the County Council. The impact of these initiatives has yet to see any real reductions in speeding issues.*		
Community Action 10 The Parish Council will seek to work with neighbouring parish councils to lobby for a reduction of non-essential HGVs passing through the village.	***Progress:*** *The Parish Council has been in contact with neighbouring Villages to see how we might work together to reduce speeding and unnecessary HGV traffic whilst recognising we live in a rural community where farmers will need to be using HGV vehicles. This is likely to be an ongoing issue.*		
Community Action 11 Gaps have been identified in the public rights of way network, including bridle paths around the village and the Parish Council will seek to work with landowners and the County Council to create additional paths to complete the network.	***Progress:*** *Footpaths within the village are an important asset and this was particularly recognised when Covid restrictions were imposed. Following contact with local landowners improved access to the footpaths has occurred, continued contact with landowners is likely as local issues are identified. The Parish Council has been working with SCC footpaths section to see what further improvements can follow.*		
Community Action 12 The Parish Council will seek to work with landowners, including farmers, to identify opportunities to plant additional broadleaved woodland in line with the objectives of the St Edmundsbury Green Infrastructure Strategy. We will also seek to identify means of funding and managing new woodland, possibly through a community woodlands project.	***Progress:*** *The village has as an initiative planted 400 trees at Knowles Green and a recent review of that planting has identified some 100 trees needing replacement due to wastage and in particular the drought of 2022. Funding has been obtained to replace these trees. In addition local landowners have planted around 4000 further trees and bushes. The village is keen to see further planting continue*		
Community Action 13 The Parish Council will seek to identify the ownership of all the verges in the village and will prepare a management plan for the maintenance and improvement of them including, where appropriate, positive management mechanisms for biodiversity purposes.	***Progress:*** *The Parish Council has agreed with the verge grass cutting company to reduce the areas cut whilst at the same time ensuring the verges are safe for traffic. In addition an area has been identified on the village green (opposite the Ousden turnoff) for reduced cutting to allow for natural plants and flowers to take hold. In addition local landowners have also taken initiatives to manage cutting areas to allow for natural plants and flowers. This is an ongoing initiative.*		

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DESIGN



As part of the Government's support package for Neighbourhood Plans, we have had Design Guidance prepared for new development.

The Guidance will form a foundation for the planning policies in the Plan.

It provides general design guidance for new development and more detailed guidance on:

- Development layout
- Mobility
- Housing
- Materials and details
- Community
- Sustainability

General design guidelines for new development

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Respect, reinforce or enhance the established settlement character of streets, greens, wide verges and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services (including fibre broadband and charging electric vehicles) and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

Hargrave Neighbourhood Plan Review 2023

VILLAGE HALL

The 2018 Neighbourhood Plan acknowledged that the village hall, which is nearly 100 years old, is an extremely well used facility but requires a lot of maintenance.

The kitchen was refitted 15 years ago but the building has an ongoing problem with damp and condensation and only very limited car parking.

The 2018 Neighbourhood Plan preparation considered:

- whether the existing hall should be refurbished and improved, or
- whether it might be feasible to build a new village hall that could provide additional facilities and which would be more efficient in terms of energy consumption and heating.

Consultations at the time proved inconclusive.

It was considered worthwhile pursuing options, in full consultation with residents and the existing and potential new users of the hall, in order to ascertain what action could be taken.

Community Action 6 in the Neighbourhood Plan said:

The Parish Council will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.

Over the past 18 months, and in the light of the 2021 Village Review Survey results, the Parish Council has been investigating whether it might be feasible to construct a new village hall.

The following boards outline what we've taken into account in those investigations and what steps have been taken to date.

Before we include anything in the new Neighbourhood Plan, we would welcome your feedback as to whether you would support pursuing a new village hall and our mechanism for delivering it.

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VILLAGE HALL

We've taken a step-by-step cautious approach to considering what a new village hall would need to provide, where it could be built and how it might be funded.

These steps are explained on this and the following boards.

Please provide feedback on the paper response form or the online version BUT PLEASE ONLY FEEDBACK ONCE

1. Specification

We think that a new village hall should provide:

- ✓ A more energy efficient building that is cheaper to run
- ✓ At least the same floorspace as currently provided
- ✓ More car parking with charging points
- ✓ Outdoor space
- ✓ Be well related to the main village centre
- ✓ Adequate storage
- ✓ Separate meeting room
- ✓ A community "hub"

We also think that, in order to deliver a new village hall, it will be necessary to build a small amount of housing to provide the funds required as there are currently no grants available. We believe that no more than 10 homes should be built.

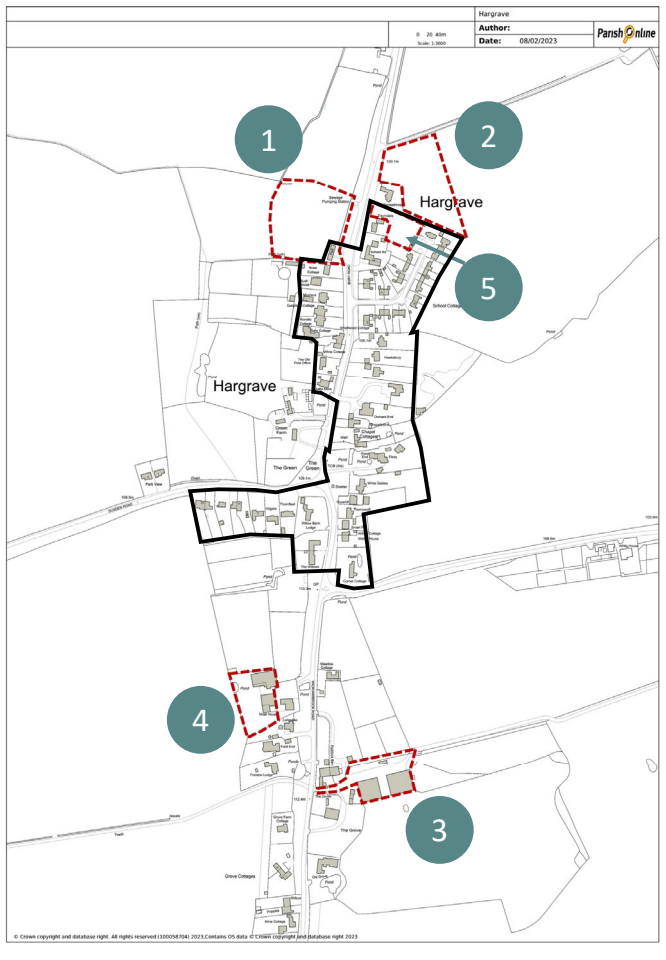
Have we missed anything? Please tell us by completing the survey form

2. Site selection

When we circulated the results of the Review Survey we asked if anyone had ideas for a potential village hall site, or wanted to put land forward.

The sites suggested to us are shown on the map and were subsequently independently assessed by consultants as part of the Government's Neighbourhood Planning support programme.

They concluded that sites 1, 2 and 3 are potentially suitable for housing and a village hall, while sites 4 and 5 are not suitable.



3. Preferred Site

As the village hall is already located on one of the suitable sites, the development of a new facility elsewhere would leave questions as to what happens to the existing building and it's site. There would be additional costs to return the site to agricultural use.

We focused in on a site that included the existing village hall and a site north of School Cottages and east of Bury Road, as illustrated right.



Consideration was also given as to whether to place a new village hall on one site and construct the housing on a different site.

Before our preferred site was selected, we asked the consultants preparing the Design Guidance to consider how each of the sites might be developed, through the consideration of three options. Their "concept" plans are illustrated with the pink star identifying the suggested location of the village hall.

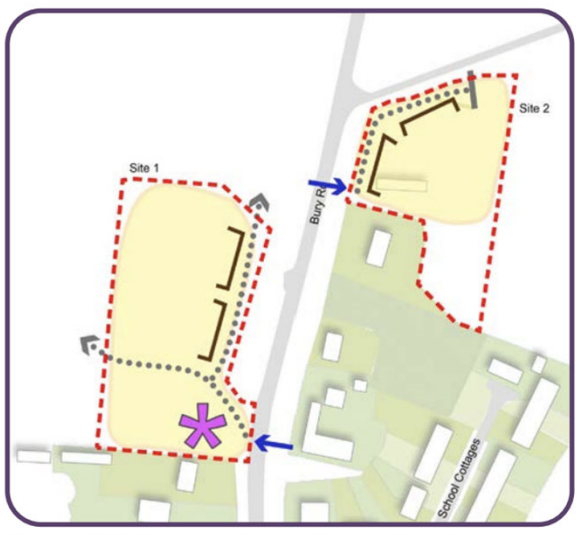


Figure 76: Concept plan for option A.

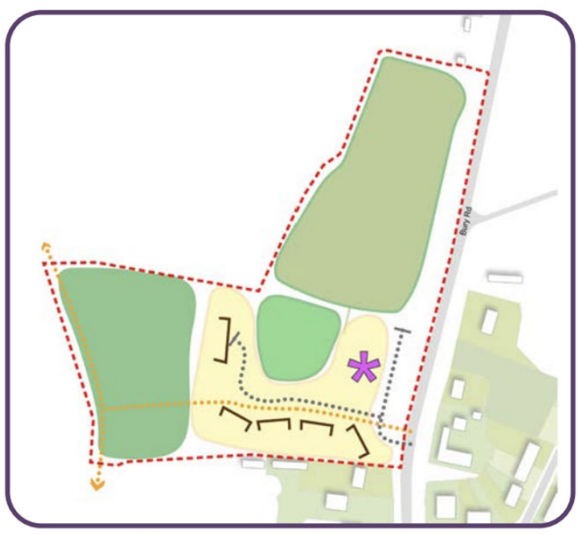


Figure 77: Concept plan for option B.

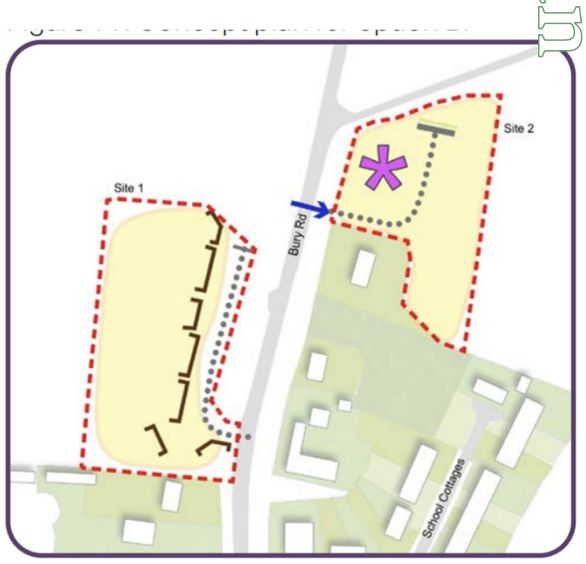


Figure 78: Concept plan for option C.

Option A:

- Sees development on two separate sites
- Extends the footprint of the village further north
- Would limit the amount of development on each site
- Would retain the village hall on its present site
- Has a greater impact on the ability to farm the remaining land surround the site

Option B:

- Confines development to one site
- Does not extend the footprint of built development
- Would provide opportunities for additional community benefits
- Would retain the village hall close to its current site

Option C:

- Sees development on two separate sites
- Extends the footprint of the village further north
- Would move the village hall to East of Bury Road
- Has a greater impact on the ability to farm the remaining land surround the site
- Has a potentially greater impact on the views out of the village

In discussion with West Suffolk planning department, our preference is to develop Site B
Do you agree?

Please provide feedback on the paper response form or the online version BUT PLEASE ONLY FEEDBACK ONCE

Hargrave Neighbourhood Plan Review 2023

SITE DEVELOPMENT

We've looked in more detail as to how the preferred site might be developed.

In doing so, we think the following factors need to be taken into account:

1 – minimise impact on existing residents

2 – minimise impact on the landscape and views out of the village

3 – provide the minimum amount of new housing required to make the new village hall proposal viable *

* A viability appraisal has been prepared for us to identify the minimum amount of housing that would be needed to fund the cost of building a new hall and facilities.

We have been unable to identify any grants that would fund the construction of a new hall – The Platinum Jubilee Fund provides upto £75,000 but only for refurbishments

A new playing field and equipped play area would be provided



The new village hall would have a separate entrance and dedicated car park

Further consultation on detailed proposals would be carried out if the ideas here are supported

We are suggesting that a maximum of 10 new homes should be provided in the area illustrated.

Of the 10 homes, 30% would have to be affordable homes for those that cannot buy open market houses.

A mix of housing sizes would be provided, including bungalows.

The grey boxes are for illustration only

Do you support this initial concept?

Would you like to see any changes?

Please provide feedback on the paper response form or the online version BUT PLEASE ONLY FEEDBACK ONCE

Hargrave Neighbourhood Plan Review 2023

WHAT NEXT?

Following today's event we will assess your feedback and continue to prepare the new Plan.

We should to be able to commence six weeks consultation on the Plan in the Spring.

Spring Consultation

This will provide you with an opportunity to read the Plan and make comments on it. Even if you fully support the Plan it's important that you let us know.

Submission of the Plan

After we've consulted on the Plan we'll make any necessary amendments and submit the Plan to West Suffolk Council. They will carry out a further six weeks consultation.

Examination of the Plan

The Plan will then be examined by an Independent Neighbourhood Plan Examiner to assess whether it meets the Government's requirements.

The Independent Examiner will identify what changes are required to allow the Plan to proceed to a Parish Referendum.

Referendum

The Referendum will be organised and paid for by West Suffolk Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved.

No matter how many turn out to vote, if more votes say "Yes" then the new Neighbourhood Plan will be adopted by West Suffolk Council.

If you would like to discuss the ideas put forward after today you can contact the following:

David Taylor, Parish Council Chairman. 01284 850537
Colin Painter, Parish Council Vice-Chairman. 01284 850803
Simon Pratt-Adams, Parish Councillor. 01284 850936
Peter Reddick. Neighbourhood Plan Working Group. 01284 850593