

NEWTON
PARISH
COUNCIL

Newton Neighbourhood Plan



Today, Tomorrow, Together
2018 to 2036



Paul Presland

Chairman, Newton Parish Council

Member of NNP Working Party

Newton Neighbourhood Plan Working Party



Harvey Bamford

Diane Buckley

Louise Evers

Laura Smith

Doug Turner

Richard Williams

Today's timetable



10.00	Welcome and introductions
10.15	Analysis of Housing Needs Survey
11.00	Babergh's Joint Local Plan
11.20	Questions & Next Steps



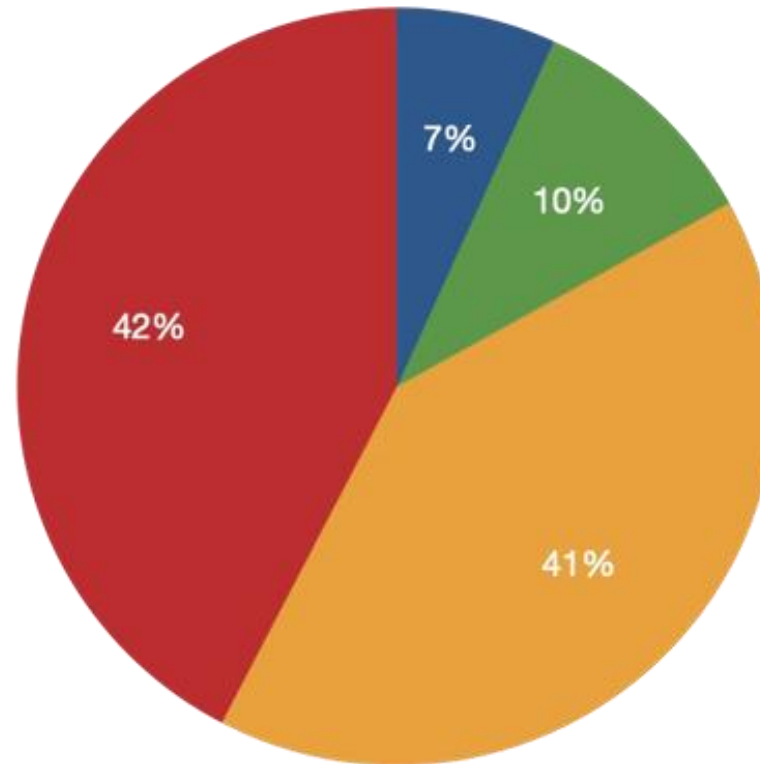
Housing Needs Analysis – Key Messages

- There was a low rate of return from residents in the village
- The majority of responders do not welcome further development
- There are concerns regarding preserving green spaces and a village community
- Villagers are concerned about developments impacting on already busy roads and the safety of residents
- There is felt to be an imbalance, or lack of, affordable and social housing stock
- Development should be about fulfilling genuine community need
- Responders who indicated a desire to move within the village require two or three bedroomed properties
- A proportion of responders take the view that the larger sites should be developed to reduce impact on residents and give ease of access to the A134
- There are concerns about the loss of farmland in a rural location.



Q1: How long have you lived at your current address?

● <1yr ● 1 to 2 yr ● 3 to 10 yr ● >10yr

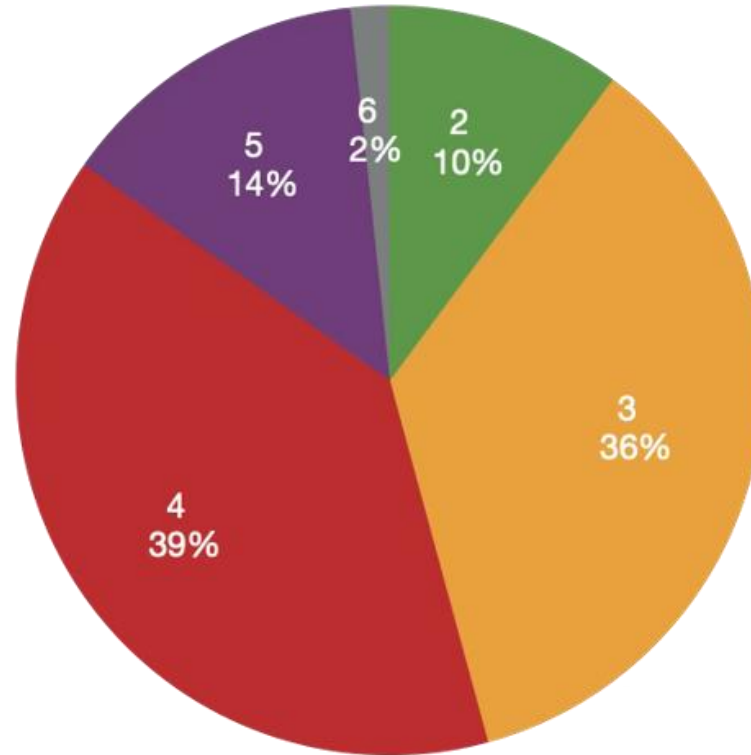


We conclude that most of the respondents have lived in Newton for some time.

Q2: How many bedrooms?



1 2 3 4 5 6

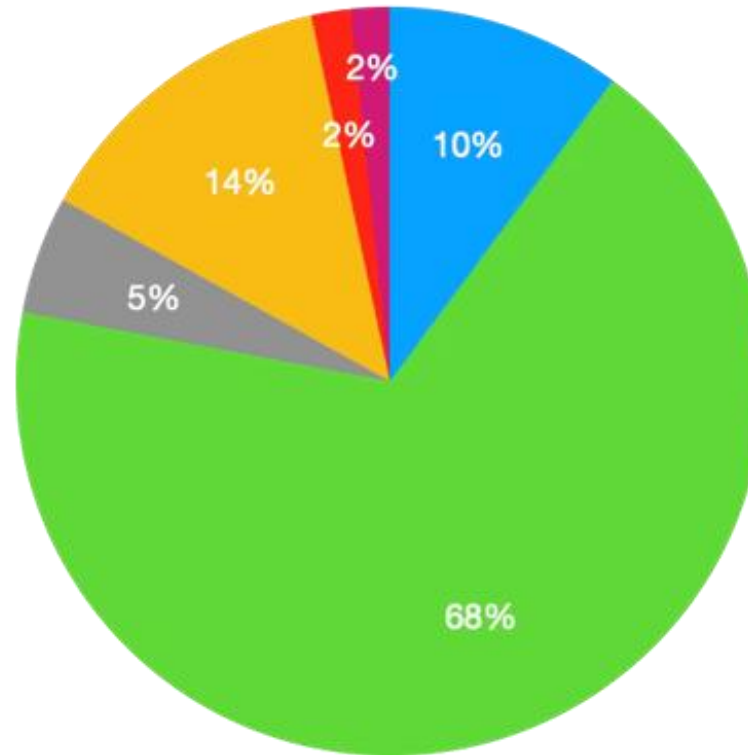


Respondents generally live in three or four bedroom houses.

Q3: How many people in your household?



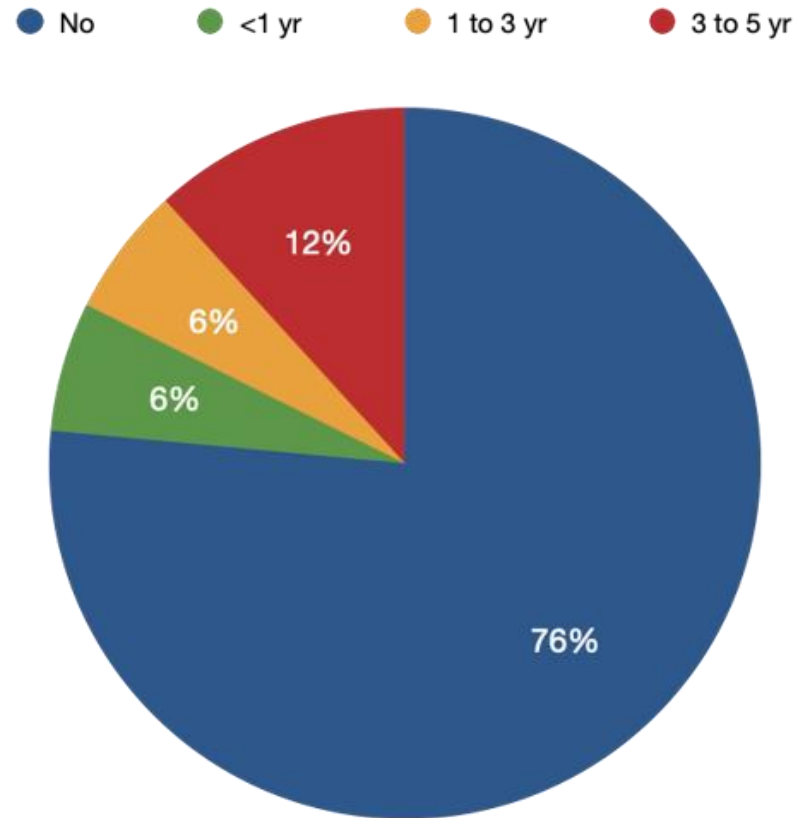
● 1 ● 2 ● 3 ● 4 ● 5 ● 6 ● >6



The majority of respondents share a property with one other person regardless of the size of the property.

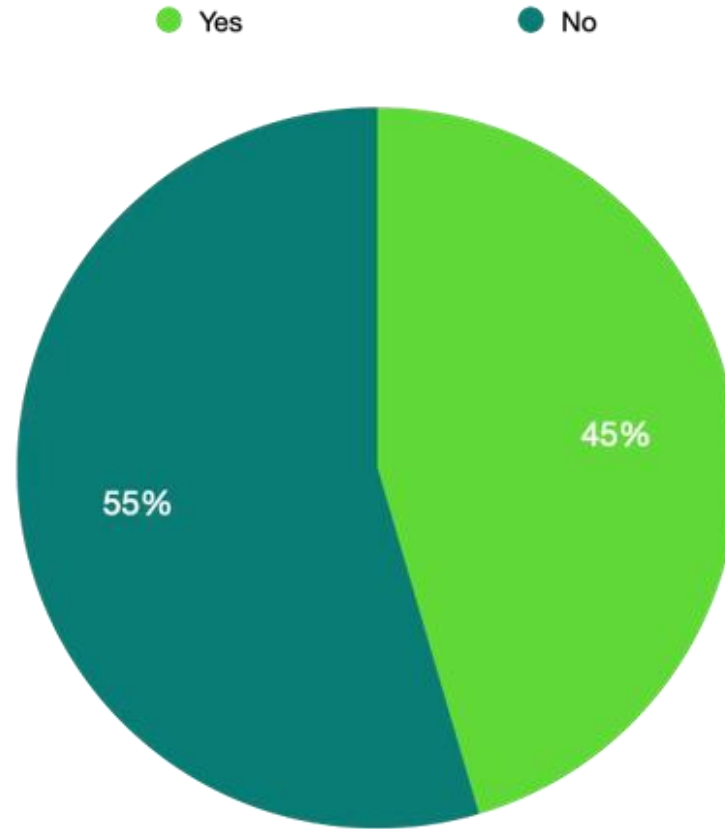


Q4: Do you think you will need to move to a different home?



Most respondents intend to stay put.

Q5: If you are thinking of moving, do you intend to stay in Newton?

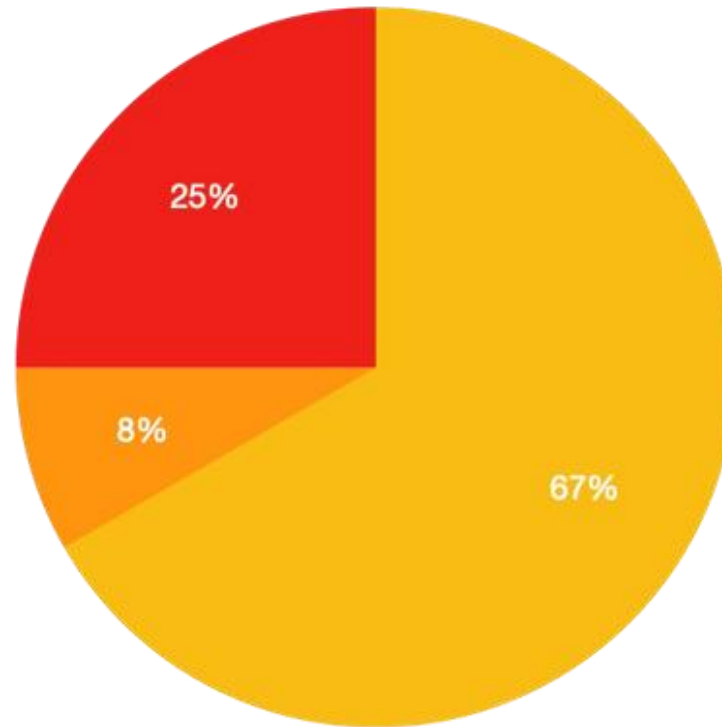


Only 22 respondents answered this question and the answer is somewhat at odds with the answer to Q4.



Q6: What size home will you be looking for?

● Smaller home ● Larger home ● New home ● Adaptable or accessible

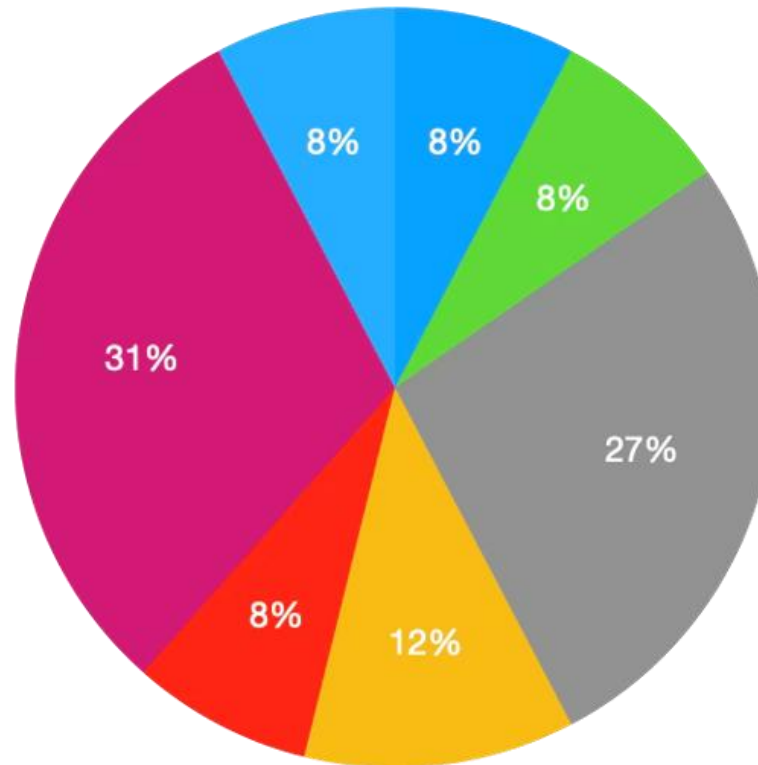


Of the 12 respondents, we conclude that there is a desire to downsize so a house building programme comprising smaller homes is likely to reflect the needs of the villagers.

Q7: What type of home will you be looking for? This is a subset of Q6.



Flat Affordable Terrace Bungalow det Detatched Bungalow semi Semi Other

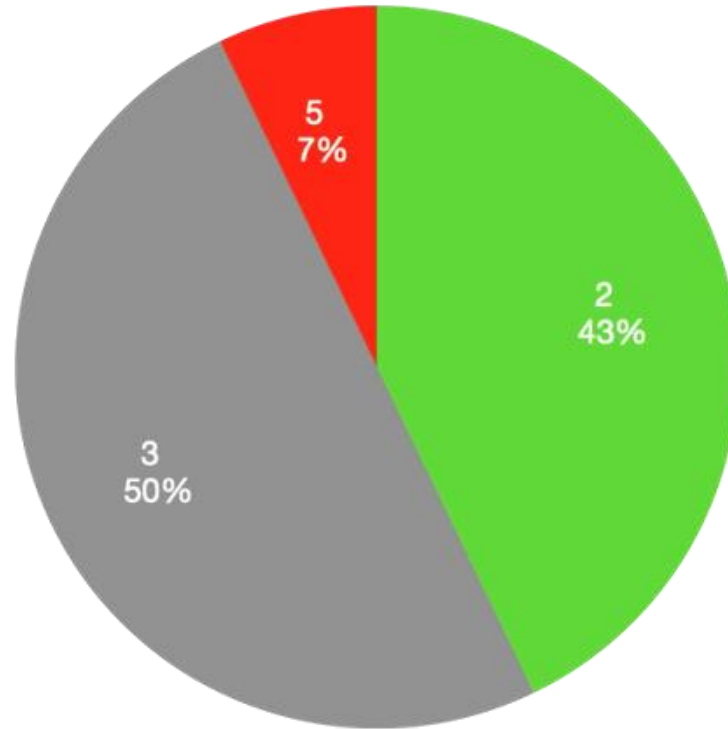


Respondents could choose more than a single option.
Detached bungalows and houses appear to be preferred.



Q8: How many bedrooms would you like? A subset of Q7.

● 1 Bed ● 2 ● 3 ● 4 ● 5 ● 6

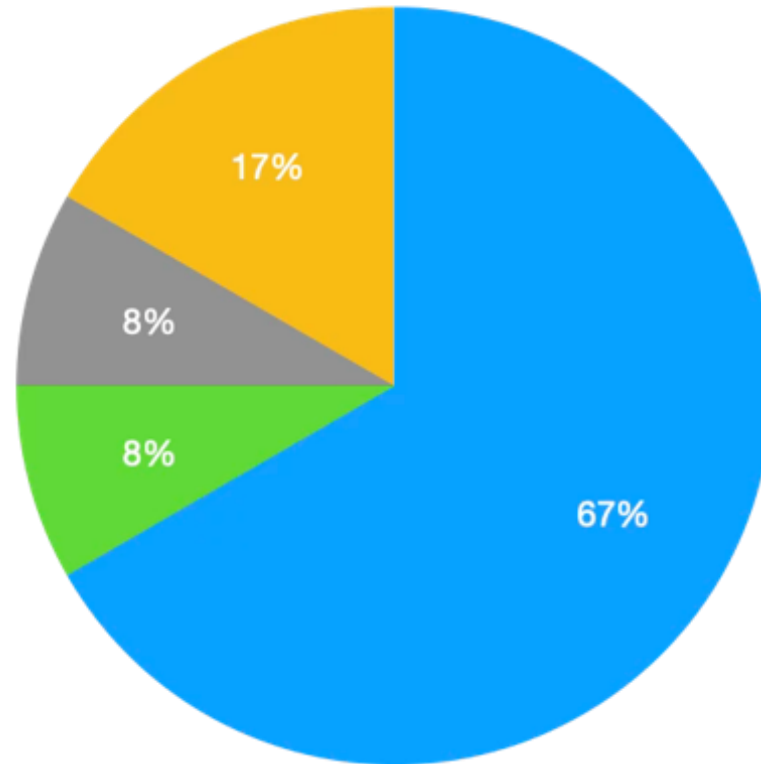


The responses are consistent with the general desire to downsize.



Q9: Is anything likely to hinder your moving?

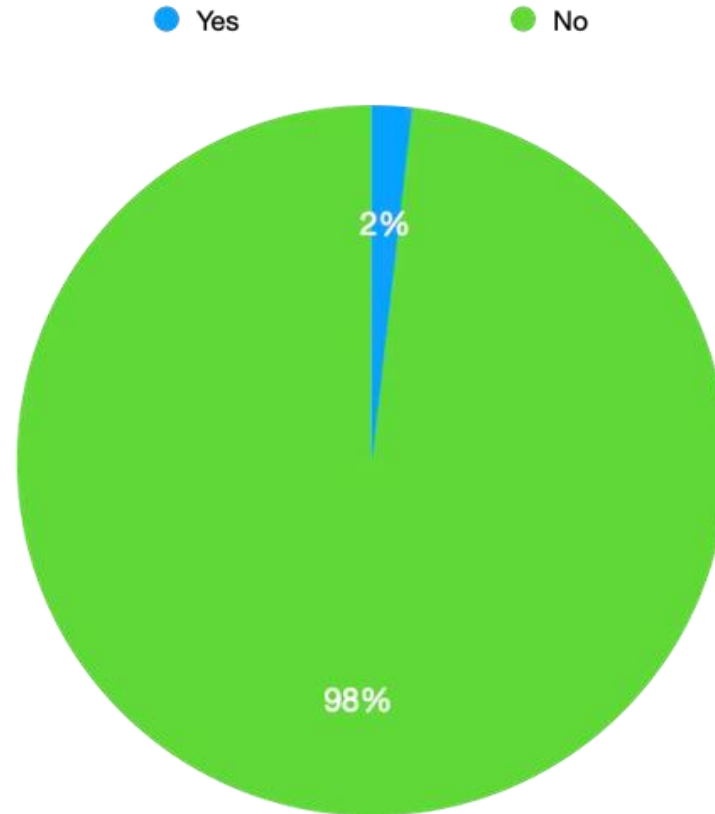
● Cannot find a property ● Unable to sell ● Lack of affordable
● Other



The two “other” category responses related to affordability. The responses clearly demonstrate a lack of available property in the categories shown in Q8.



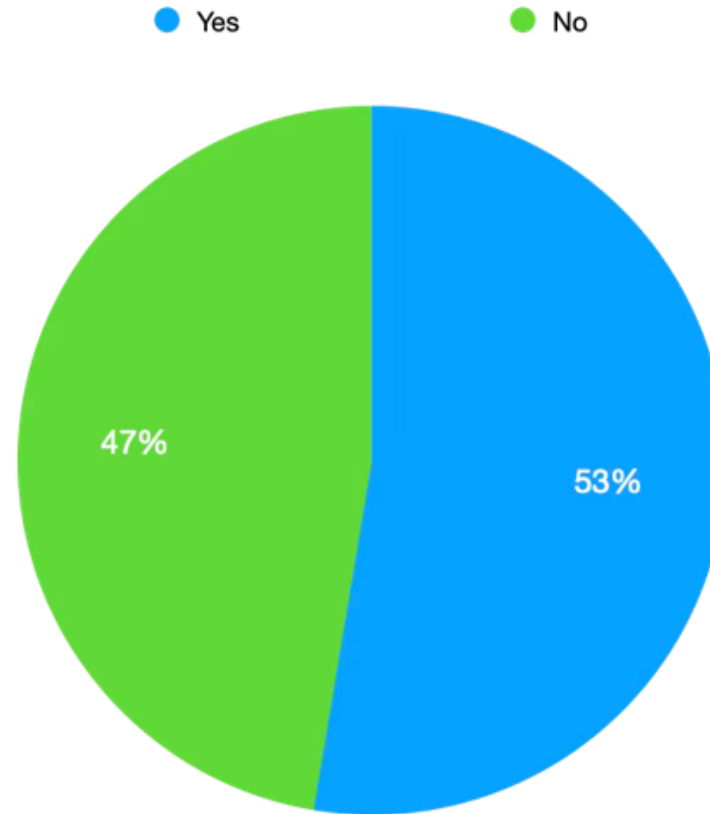
Q10, Q11 and Q12 asked if a member of the household was planning to move away from the family home.



The response needs little explanation.



Q13: Should there be more affordable housing in Newton?



We received 57 responses to this question and the views are split, however it should be noted from the response to Q7 that few declared a desire to move into an affordable property.



Question 14

We provided a map of the parish boundary showing seven sites proposed by landowners for housing development and asked respondents to simply identify how many houses should be built on which site, up to a total of 86 houses.

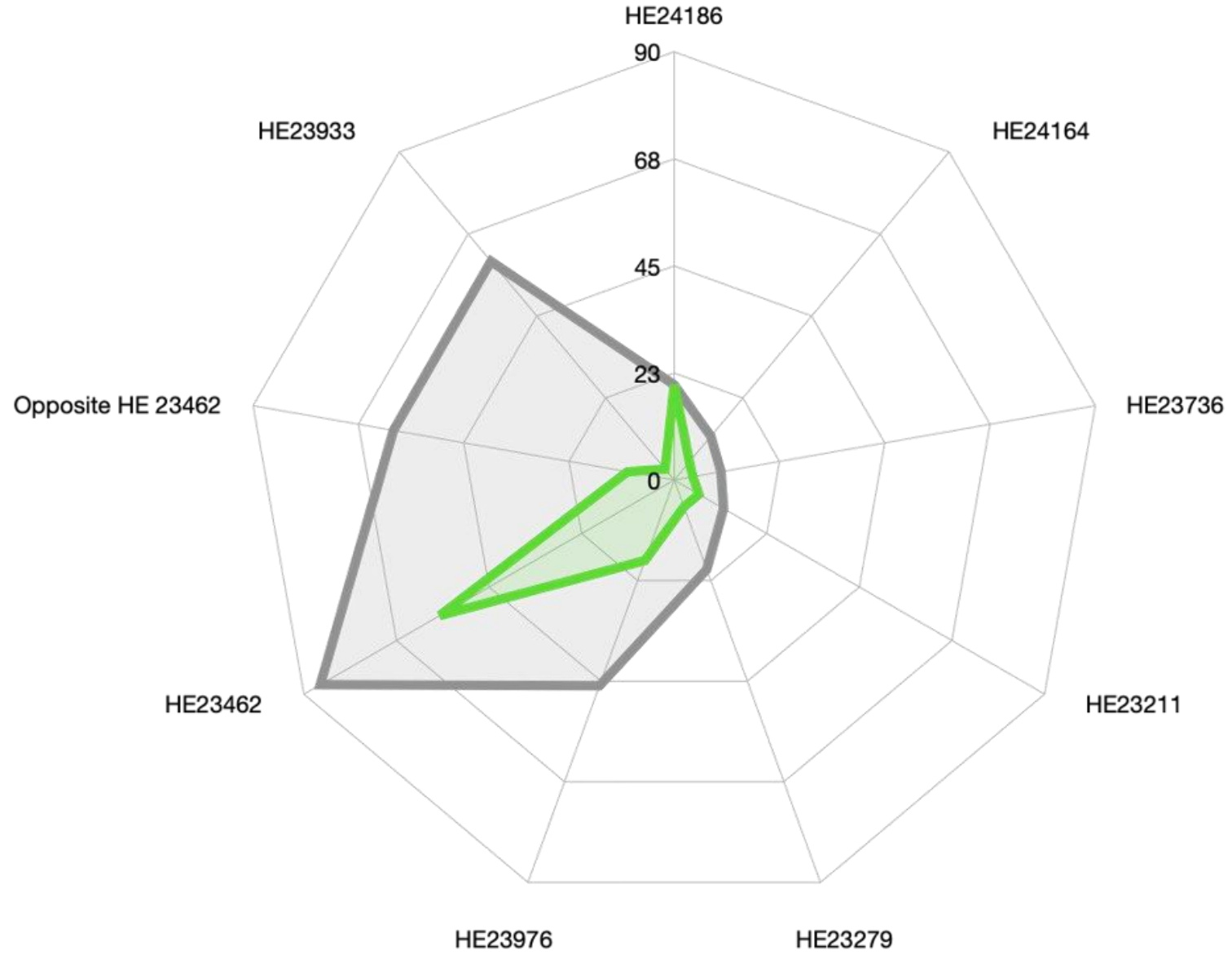
We allocated the responses into three categories for each site, the minimum number allocated to the site (which was nil for every site), the maximum number and the median number (a median is the arithmetic middle value in a string of numbers, not an average).

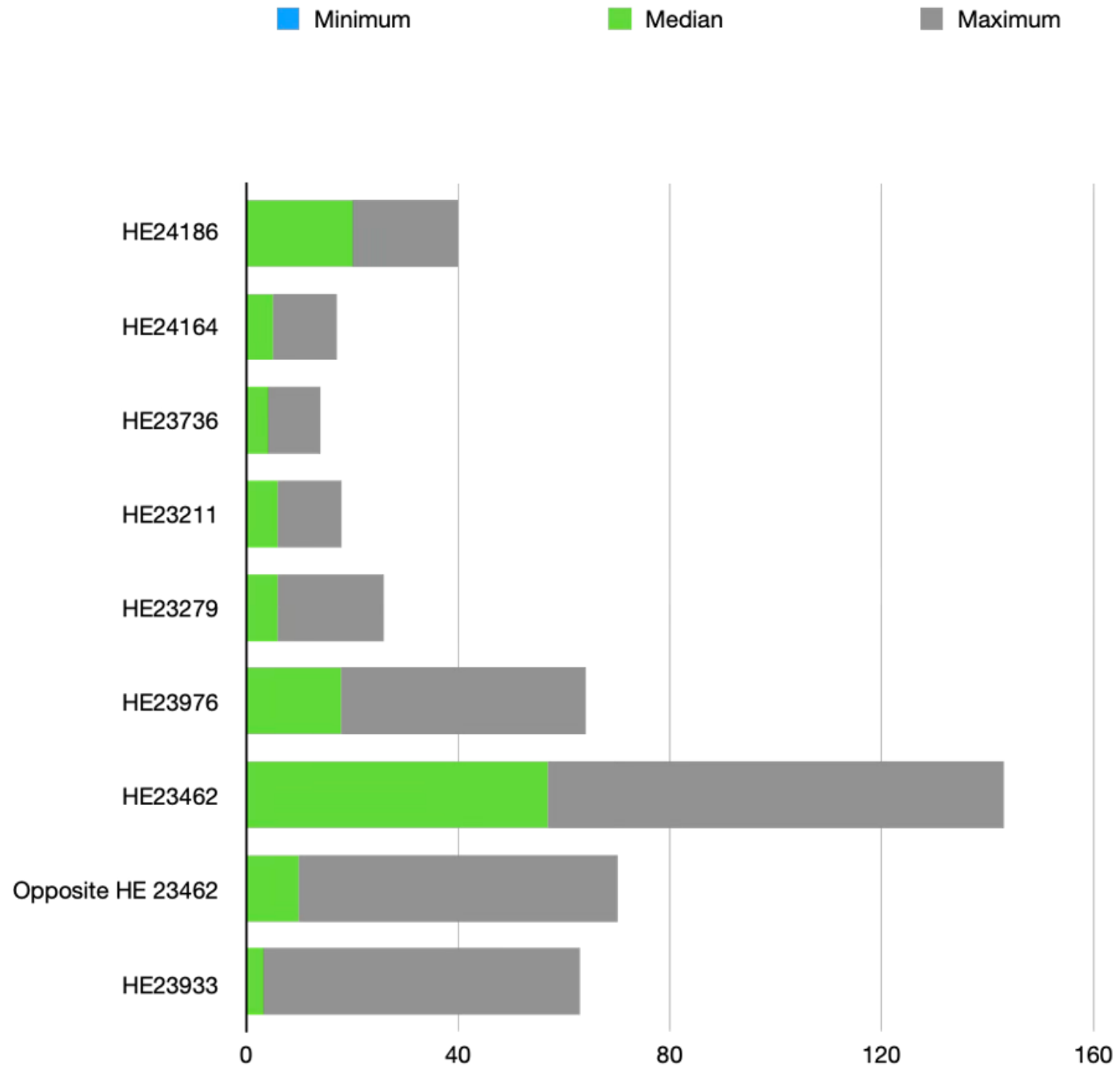
The results are displayed in two charts, a star diagram and a stacked bar chart.

Minimum

Median

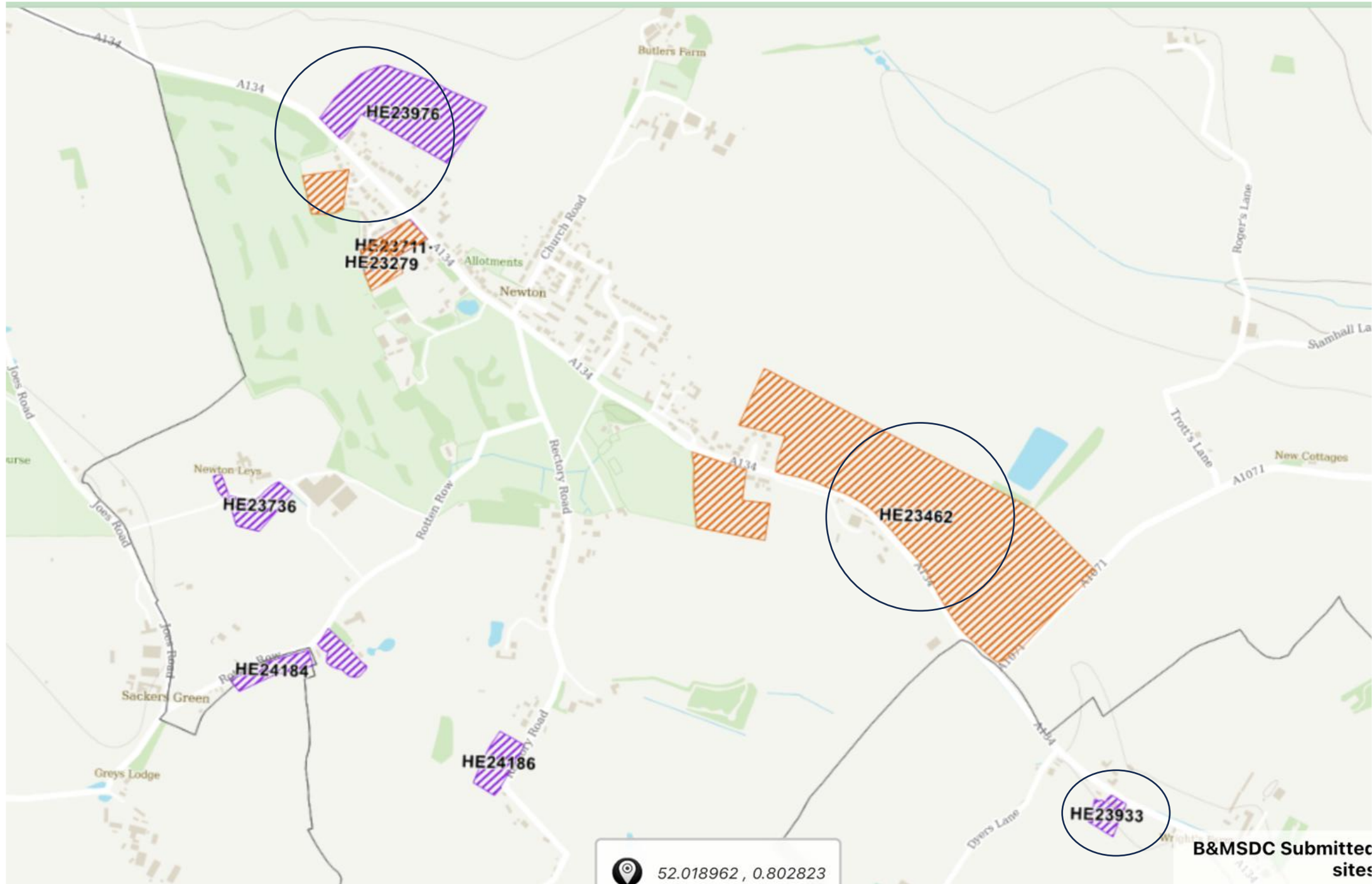
Maximum





The charts show a strong preference to develop site HE23462 and the site opposite, whilst significant preferences were shown for sites HE23933 and HE23976.

It should be noted that site HE23933 is in the Parish of Assington.



B&MSDC Submitted sites



Babergh's Joint Local Plan

Neighbourhood Development Plans (NDPs)



► How we work with communities

- Reviewing existing and emerging Neighbourhood Plans;
- Supporting communities that are preparing Neighbourhood Plans;
- Building evidence to understand local housing needs;
- Helping ensure future Neighbourhood Plans identify suitable sites for development;
- Using Neighbourhood Priority Statements to inform the new Local Plan.

Neighbourhood Development Plans (NDPs)



- ▶ **What this means in practice**
 - ▶ Up-to-date Neighbourhood Plans that include **both planning policies and site allocations to meet identified housing needs** can still carry significant weight in planning decisions.
- ▶ However, plans that:
 - ▶ Do not allocate sites for new housing; or
 - ▶ Rely mainly on sites that already have planning permission,
 - ▶ are less likely to influence decisions where the **presumption in favour of sustainable development** applies.

Why this matters: NDPs remain important, but they are most effective when they actively plan for future housing needs rather than relying solely on existing commitments.

Five-Year Housing Land Supply



Why this matters: A robust housing land supply helps support plan-led decision making and provides greater certainty for communities and developers.

- ▶ The National Planning Policy Framework requires councils to demonstrate a **five-year supply of deliverable housing sites**.
 - ▶ This helps ensure enough land is available to meet housing needs over the next five years.
 - ▶ The position is reviewed regularly using the latest Government guidance.

Babergh's Current Position



- ▶ Government policy has significantly increased Babergh's housing requirement.
 - ▶ From **1 July 2026**, councils in Babergh's position must also apply a **20% buffer** when calculating their five-year housing land supply.
 - ▶ As a result, Babergh's current housing land supply is **4.68 years**.
 - ▶ This reflects changes in national policy.

Many councils across England are facing similar challenges following changes to national planning policy.

What Does This Mean?



- ▶ The Council may receive more speculative planning applications.
- ▶ However:
 - ▶ every application must still be considered on its own planning merits
 - ▶ National planning policies and local planning policies (other than strategic housing policies) continue to apply
 - ▶ proposals can still be refused where there are strong planning reasons and evidence is essential
 - ▶ Neighbourhood Plans adopted within the last five years continue to carry weight.

Why this matters: This is **not** a free-for-all. Planning decisions will continue to be made carefully, taking account of issues such as heritage, landscape, flood risk, highways safety and design quality.

What is the "Tilted Balance"?



- ▶ **When does it apply?**
 - ▶ The Tilted Balance is a national planning rule that promotes housing delivery above other matters.
 - ▶ In Babergh, it applies when the council cannot demonstrate a five-year supply of housing land.
- ▶ **It may also apply if:**
 - ▶ Housing delivery falls significantly below target.
 - ▶ Planning policies become out of date.

Why this matters: Since July 2026, Babergh cannot demonstrate a five-year housing land supply, making the Tilted Balance a significant factor in housing decisions.

Does the Tilted Balance mean all housing gets approved?



- ▶ No – applications must still be assessed on their individual planning merits. Permission can still be refused where:
 - ▶ Important landscapes, heritage assets or environmental designations would be harmed.
 - ▶ The negative impacts clearly outweigh the benefits.
 - ▶ What decision-makers still consider
 - ▶ Sustainable locations
 - ▶ Design quality
 - ▶ Affordable housing provision
 - ▶ Impact on communities and infrastructure
 - ▶ Environmental and heritage considerations

Why this matters: The Tilted Balance gives greater weight to the benefits of new housing, but it does not override good planning. Well-planned schemes are more likely to succeed, while poor proposals can still be refused.



Questions & Next Steps



THANK YOU FOR YOUR TIME