



# Welcome

Thank you for sparing your time today to come and learn about our Neighbourhood Plan and to contribute your ideas.

The Parish Council has decided to prepare a neighbourhood plan for the parish and today is the first step on the road to constructing the plan.

Today you'll be able to find out:

1. What a Neighbourhood Plan is;
2. How it's prepared; and
3. How you can get involved in shaping the future of Tattingsstone.

## What is a neighbourhood plan?

A neighbourhood plan is a document which, when complete, will be used by Babergh District Council when deciding planning applications. It must comply with National Planning Policy and the planning strategy in the Babergh Local Plan. Through a neighbourhood plan, Tattingsstone residents can play an active part in how planning in our village over the next 15 or so years is implemented.

A neighbourhood plan can cover a range of themes, such as:

- where new housing would be allowed
- what existing facilities should be protected or new ones provided
- protecting historically important sites
- protecting our countryside and wildlife habitats
- providing guidance on the design of new development

## Why does Tattingsstone need a neighbourhood plan?

The government has a plan to build many new homes across the country.

The Babergh Local Plan does not identify the important local characteristics and features in our village that should be protected from development.

A neighbourhood plan allows us to decide where we would like any new homes to be built and identify important features that should be protected.



# How Plan's are prepared



Neighbourhood Plan's have to be prepared inline with Government Regulations.

The Parish Council is the "responsible body" for preparing the Plan, but support is going to be needed from residents and experts to produce a Plan that provides a solid framework to guide how the village evolves over future years.

The next board identifies the key stages involved in preparing the Plan.

We've tried to answer some of your potential questions about the process here, but if you have further questions or would like clarification, then please ask.

## How long will it take to produce a neighbourhood plan?

It's up to us to decide on the pace at which we progress our Plan, but typically most of our work can be completed in two years.

## How much does it cost to do a neighbourhood plan?

Preparing the Plan shouldn't cost us anything other than volunteer time. Government grants are available and we can also get free support to produce studies such as Design Guidance.

## What does a Plan look like?

The Plan is a written document, typically of around 50 – 70 pages long covering a number of planning related topics. It will also include maps to identify areas identified in the document. It will be supported by "evidence" documents that back up the content of the Plan, such as what's special about the landscape of our parish.

## Who prepares the Plan?

A Working Group of volunteers formed by the Parish Council has the responsibility for preparing the Plan, but it will need to be approved by the Parish Council.

We are lucky to have secured the services of a planning consultancy, PLaces4People Ltd, who have considerable experience in helping groups prepare Neighbourhood Plans. They are based in Ipswich and are working with Bentley, Wherstead and Copdock, so know the area.

## What can a neighbourhood plan cover?

Although Plans have to focus on planning matters, stuff that needs planning permission, we can include non-planning topics to address areas of concern or ambitions of our community, such as our community shop initiative.



# Process and Content

## What a Neighbourhood Plan Can and Cannot Do

The government has announced that it wants to make sweeping changes to what plans, like neighbourhood plans, should cover. But until those changes are actually put in place we will work within the current regulations.

### A neighbourhood plan can:

- Decide where and what type of development should happen in the parish
- Promote more development than is set out in the Local Plan
- Include policies, for example regarding design standards, that take precedence over existing policies in the local plan for the Parish, providing the neighbourhood plan policies do not conflict with the strategic policies in the local plan

### A neighbourhood plan cannot:

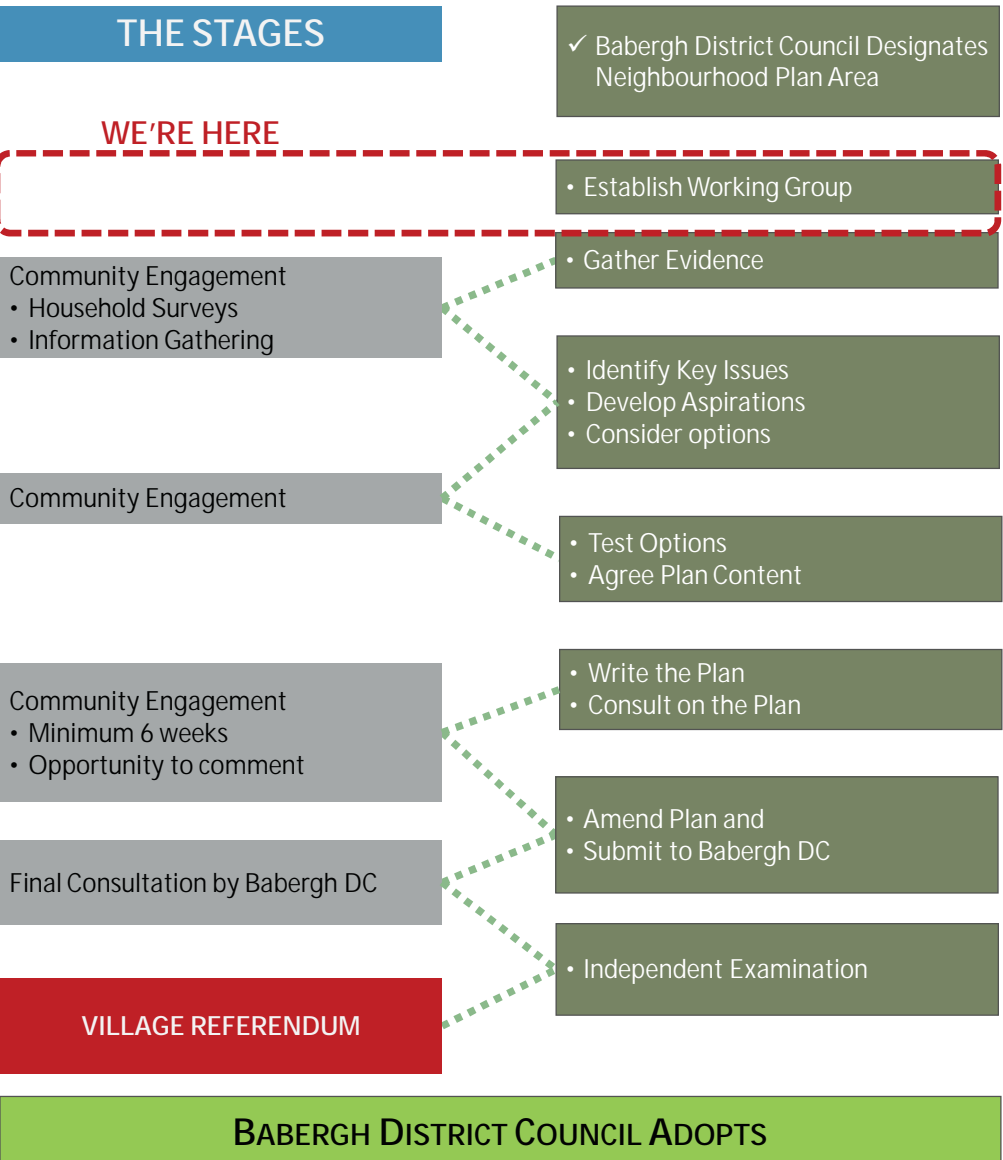
- Conflict with the strategic policies in the local plan
- Be used to prevent development that is in the local plan
- Rescind planning permissions
- Make rules for matters which don't need planning permission

## How is a Neighbourhood Plan Produced?

A neighbourhood plan typically takes around 2 years to produce. There is a big emphasis on community involvement and today is the first stage.

There are a number of stages that have to be completed, as shown. Some of these stages are governed by the regulations for preparing Neighbourhood Plans and so there is no short cut. The Plan will be prepared by the Working Group advised by specialists when necessary. **We encourage YOU to get involved too**, either with the Working Group or at the various consultation stages like today.

At the end of the day, it's YOU who will decide whether the Plan should be approved.



# Babergh Local Plan



The Neighbourhood Plan will have to be prepared in the context of Babergh's new Local Plan. The Local Plan, which covers Babergh and Mid Suffolk, is currently being examined by a Government Planning Inspector and should be in place early next year.

When complete, it will provide guidance on where development will take place between now and 2037.

Our neighbourhood plan will cover the same period

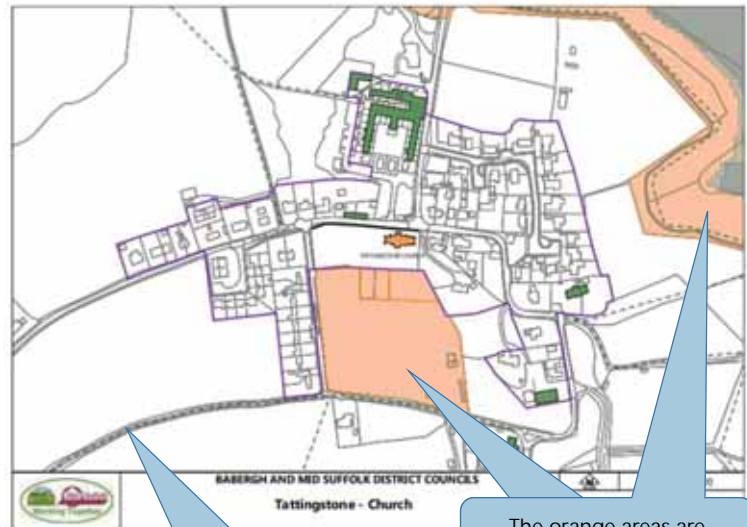
The main village centre is designated as a "hinterland village" in the Plan, while the areas around The White Horse and The Heath are identified as "hamlet villages".

The Local Plan states:

*"Settlement boundaries [the purple lines on the maps] have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan."*

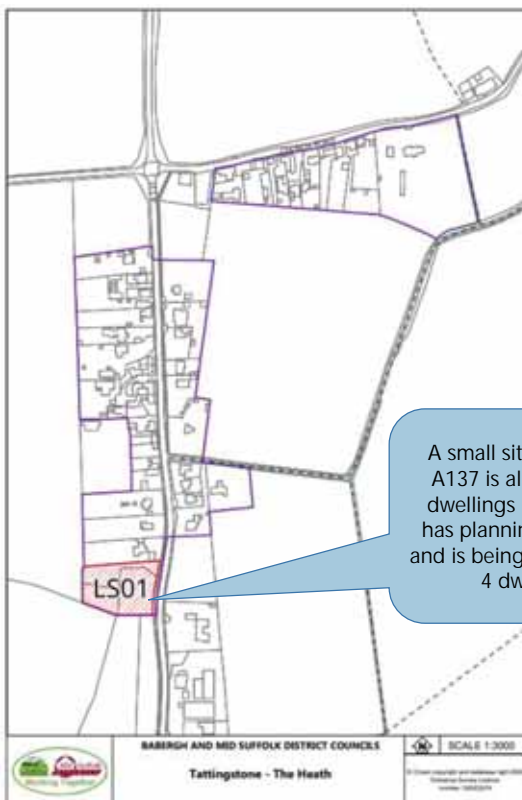


Green and orange buildings are Listed Buildings



Green dotted lines are Public Rights of Way

The orange areas are "Designated Open Spaces"



A small site west of the A137 is allocated for 5 dwellings but it already has planning permission and is being developed for 4 dwellings.

The Local Plan does not expect there to be significant additional housing in Tattingsstone.

There may be opportunities for infill housing plots within the Settlement Boundary (the purple line) and for the conversion of farm buildings to housing.

As an exception, there might be opportunities to deliver affordable housing to meet our local needs on a plot adjoining the Settlement Boundary, if a village need can be identified.





# Tattlingstone Past

The history of our village plays an important role in informing the future - so what do we have in Tattlingstone to be proud of?

While it may not look like a chocolate box village, Tattlingstone is steeped in history.

There are twenty Grade II and two Grade II\* listed buildings plus many other significant buildings and aspects worthy of note.

Some of our heritage assets are listed here:

- St Mary's Parish Church and an ancient graveyard
- The Wonder
- Tattlingstone Place
- The former workhouse and hospital (now private homes) built in 1766
- The pauper's burial ground
- The thatched cottages opposite the parish church
- The Rectory
- The former Wesleyan chapel
- The Victorian primary school
- Two ancient public houses, one famous for its water pump and the white wooden stallion from the White Horse in Ipswich
- The village's part in the defence of the Napoleonic invasion
- The mini heritage centre in the old BT phone box telling the story of the lost communities of Alton Water
- The 101 year old village hall erected as a tribute at the end of World War 1.



## The Hidden Histories of Alton Water – the newly converted telephone box in the village

Tattlingstone today is very proud of Alton Water and benefits hugely from the natural beauty and outdoor activities it offers. The reservoir was created over forty years ago to supply the ever increasing demand for water in Ipswich and surrounding area. However to achieve this many homes, farms, lands, livelihoods and ways of life were lost forever.

That is until an exciting project with Suffolk County Council's Archive Department, presented the opportunity for volunteers to research the lost community to bring their stories to life somehow.

So with the help of professionals, the culmination of the project was the conversion of the redundant BT telephone box near The White Horse into a mini heritage centre where visitors can listen to recorded stories of people talking about their lives in the Alton valley before the reservoir.

Some stories are told by local people of their own experiences, others are diary extracts and newspaper articles. There are also images of the lost buildings by a local artist and a map of their location.

Apart from being an asset to Tattlingstone and the other villages affected by the reservoir, it is believed to be a unique way of using an old telephone box.



# What we know

The Census provides a lot of statistical information about our community.

Unfortunately the 2021 Census data will not be published until we've finished the Plan.

We do have some published information which we will use and doing a household survey will help us to get up-to-date local information – but we need you to complete it when it comes through your door.

The most recent population estimate for Tattingsstone is 552 (2019)

The population of the parish has grown by nearly 20% in the last 20 years, compared with a 11% growth across Babergh

Almost 40% of the estimated population is aged 60 or over compared with 33% for Babergh as a whole

**Car Ownership Levels**

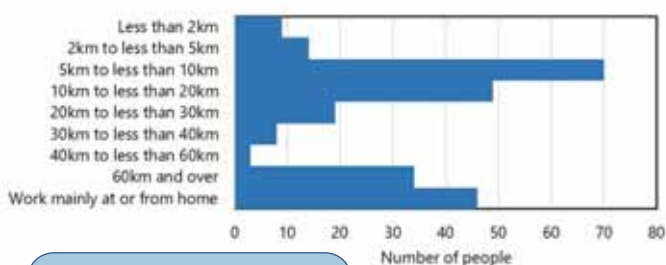
Source: 2011 Census



We have a higher car ownership level compared to Babergh as a whole

**How far people travelled to work in 2011**

Source: 2011 Census



The average distance people travelled to work in 2011 was 34 kilometres (21 miles)

**Number of Bedrooms in Houses**

Source: 2011 Census



There are currently 252 homes across the parish

Most homes have 3 bedrooms



The average house price in Tattingsstone, based on sales over the last 5 years, is £405,800







# Our Environment

The natural environment in and around Tattingstone has many special qualities that are protected through national and international designations.

The southern end of the parish is within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty (AONB), while the nearby Stour and Orwell estuaries are Special Protection Areas and Sites of Special Scientific Interest.



Tattingstone sits with the Ancient Estate Farmlands landscape type, which is characterised as elevated, relatively flat farmland above the 35m contour comprising pre 18th century enclosures and areas of post 1950's boundary loss. The valley slopes to the north, east and south, comprise Rolling Valley farmlands which slope gently from the 35m contour to the edge of Alton Water. Remnants of the parkland associated with Tattingstone Place are still evident to the south east of the village. Planting associated with the margins of the reservoir has resulted in a strongly vegetated landscape to the east which contrasts with the more open arable farmland character to the west.

*Valued Landscape Assessment prepared by Alison Farmer Associates for Suffolk Coast and Heaths AONB Project.*

The maps below are an extract from that report



Within the parish we know that trees, hedgerows, open spaces and, especially, Alton Water provide important habitats for wildlife.

The Neighbourhood Plan can play its part in protecting habitats from damage as well as encouraging the creation of new habitats and improving wildlife corridors.



We plan to commission a detailed Landscape Appraisal for the parish which will

- identify the distinct qualities of our landscape, and
- provide guidance on opportunities for landscape enhancement and green infrastructure



# Our Services

Access to facilities and services is an important factor in making a community an attractive place to live.

Current services and facilities are highlighted here

St Mary's Church  
The Primary School



Two public houses - The Wheatsheaf and The White Horse. The Wheatsheaf also has a pétanque team



Recycling for glass and clothing at village hall

The village hall where a number of clubs and societies meet including

- Pen Pix monthly film show,
- weekly art club,
- weekly baby and toddler group,
- weekly baby signing,
- weekly fitness sessions,
- weekly karate and jujitsu,
- weekly yoga,
- weekly carpet bowls,
- weekly ballroom and Latin dancing class,
- WI monthly meetings,
- weekly 'drop in' for tea, coffee biscuits and conversation (all subject to COVID-19 restrictions)

Allotments

The Tattler, bi-monthly village news magazine

2 farm produce stalls & 1 honey stall

A garden centre



Playing field with cricket pitch and football pitch where there are regular matches in season, tennis courts children's play area and pavilion with changing and washing facilities



Twice daily bus service

The redundant phone box converted into 'The Hidden Histories of Alton Water' information centre





# What the Plan might cover



There is no set requirement for what the Plan should or shouldn't include.

Most Neighbourhood Plans cover the themes identified on this board, but it is for us to decide.

## Housing

- Location of future housing
- Possible identification of a site for new homes
- House sizes
- Affordable housing provision

## Natural Environment

- Protection of important landscape features
- Improvement of habitats
- Identification of important views
- Identification of important open spaces

## Historic Environment

- Identification of locally important historic features
- Protection of existing Listed Buildings and other heritage features

## Development Design

- Providing guidance for the design of new development
- Limiting light pollution
- Minimising flooding

## Services and Facilities

- Protecting existing facilities from being lost
- Encouraging new facilities and services

## Transport and Travel

- Minimising the impact of development on highways
- Protection and improvement of public rights of way



# Tattingstone Likes

As a resident of Tattingstone there will be things that you like and dislike about the village.

What would you like to see changed over the next twenty years?

To make sure the Neighbourhood Plan covers everything that concerns you, we need your views. This will shape the wider consultation with all residents that will happen next.

On this board, please take a moment to think about what you like about the village. There is no limit on how many stickers you can add to the board.

## What I like about Tattingstone

Use post-it notes to write comments & coloured green dots if you agree or red dots if you disagree with a comment already there



# Tattlingstone Dislikes

Please take a moment to think about what you dislike about Tattlingstone. There is no limit on how many stickers you can add to the board

## What I dislike about Necton

Use post-it notes to write comments & coloured green dots if you agree or red dots if you disagree with a comment already there





# Tattlingstone Future

And finally, on this board, please take a moment to think about what you think should be changed. Again, there is no limit on how many stickers you can add to the board

## Areas for improvement

Use post-it notes to write comments & coloured green dots if you agree or red dots if you disagree with a comment already there



# What next?

In the coming weeks we will be preparing a Household Survey so that we can collect information from you that will help us shape the content of the Neighbourhood Plan and potential village projects. We hope that you will take part in the survey and help us shape our village's future.

We will also be applying for Government support to prepare Design Guidance and a Landscape Character Appraisal for the parish.

We will feedback the results of the Household Survey and the other pieces of work as a future drop-in event, where you'll be able to help shape the content of the draft Neighbourhood Plan.

If you are able to assist with the preparation of the Neighbourhood Plan, either as being part of the Working Group or perhaps just helping out with the distribution of the Household Survey, please leave your details with us today and we'll be in touch.



## THANK YOU FOR VISITING TODAY



# Your feedback

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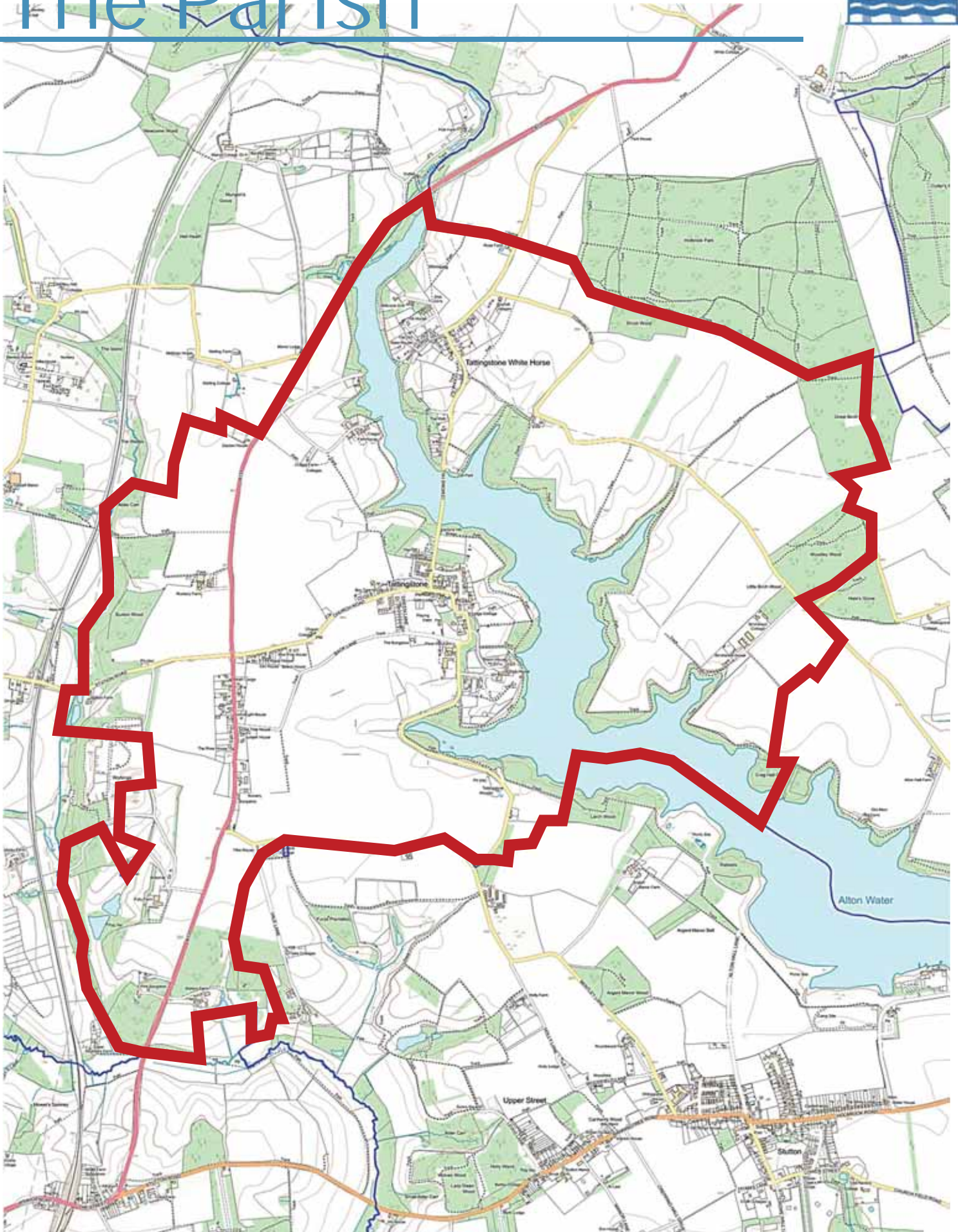
Use this board to provide your feedback comments or concerns on the Neighbourhood Plan process using the post-it notes provided





# The Parish

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# Village Shop

## VILLAGE SHOPS BRING BENEFITS TO THE COMMUNITY AND WIDER SOCIETY

- For most villages a shop is a vital lifeline and for some people, especially those without transport, it is an important connection with the world beyond their front door. It is a meeting place, communication centre and an important lynchpin of village life.
- In addition to sourcing local food with lower food miles, community shops save rural residents car journeys to alternative food stores, saving on average an 8-mile round trip. Community shops collectively are estimated to save 4 million miles of car journeys a year.



## THERE ARE GROWING NUMBERS ACROSS THE UK

- Since 2000, over 300 new community shops have been established across the country.

In 2019, 12 new community shops opened, and 5 shops ceased to trade. There was a cumulative total of 372 community shops trading by the end of the year.

The number of openings in 2019 demonstrates a consistently steady growth and shows a stability in the sector. The long-term survival rate is 92.5%.

FIGURE 2.1 CUMULATIVE TOTAL TRADING BY YEAR SINCE 1996



What level of turnover is normal?

FIGURE 7.2 COMMUNITY SHOPS: TURNOVER



Around half of shops appear to be between £50k and £150k per annum

## THE PLUNKETT FOUNDATION 2020 REPORT HIGHLIGHTS SOME OTHER KEY STATISTICS – COMMUNITY ENGAGEMENT IS KEY TO SUCCESS

### KEY FACTS

#### In 2019:

- 12 new shops opened
- 372 community shops were trading in the UK by the end of the year
- The total share capital raised from their communities by newly opening shops was **£452,500** from over **2,000** new members
- Community shops had an average **£156,000** p.a. turnover, representing an estimated **£58 million** annual turnover for the sector
- 201 community shops offer postal services
- An estimated **225** full-time and **450** part-time staff were employed within the community shop sector
- Averaging at around **20** volunteers per shop, the sector has a workforce of approximately **7,000** volunteers
- The majority of community shops have between **50** and **250** members/shareholders
- The long-term survival rate of community shops was **92.5%**





# Village Shop

## SHOPPING FOR A SHOP

The position and place identified will determine the size and style of the shop, whether it is a conversion, extension or new free-standing building.



## POSSIBLE TYPES OF BUILDING



Conversion or Extension



Shed or Outbuilding



Shipping container







# Survey Findings

## Background To A Village Shop In Tattingstone

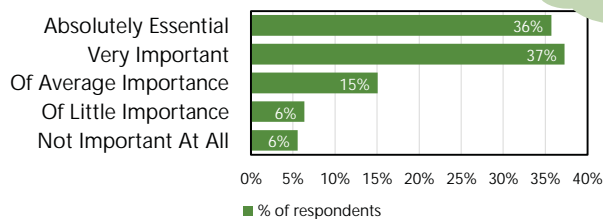
- Much of the appeal of Tattingstone rests on its sense of community. It is the reason many people have moved here and remain here. The presence of a community shop would greatly enhance that spirit.
- A village survey conducted in 2018 indicated that there was a strong desire for a village shop in Tattingstone. In May/June 2021, the Parish Council initiated a feasibility study into a Village Shop in Tattingstone.
- The first phase of the study included a survey of Tattingstone residents and those living in surrounding villages whose children attend Tattingstone school.

## RESPONSES

	Tattingstone	Other villages via school	Total
Full online survey	48	33	81
Full paper survey	41	0	41
<b>Total full survey</b>	<b>89</b>	<b>33</b>	<b>122</b>
Doorstep key questions	37	0	37
<b>Total key questions</b>	<b>126</b>	<b>33</b>	<b>159</b>

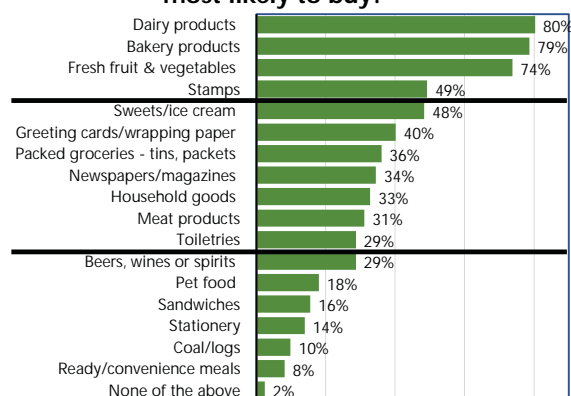
55% coverage of direct Tattingstone community for key demand/support questions

### How important do you think it is to have a Community Shop in Tattingstone village?



Nearly ¾ of respondents felt a community shop in Tattingstone was either very important or essential

### What products would your household be most likely to buy?

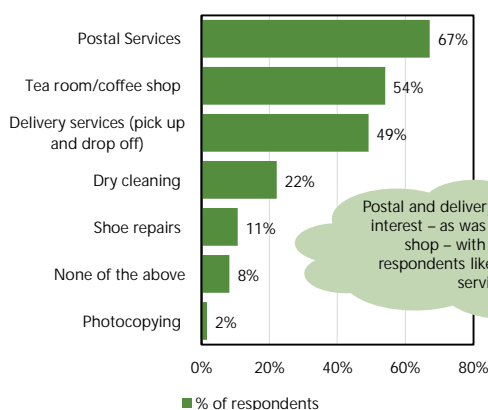


- Also a request for:
- o non-dairy/gluten free
  - o hot drinks, juices, non-alcoholic drinks
  - o local produce/whole foods
  - o loose goods/refills
  - o gardening items/plants

Bakery, dairy products, fresh fruit and vegetables appear essential.

Other items will be important to provide a core range

### What services would your household be most likely to use?

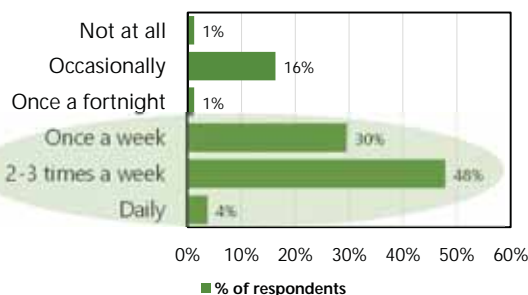


Postal and delivery services were of interest – as was a tea and coffee shop – with over half of respondents likely to use these services.



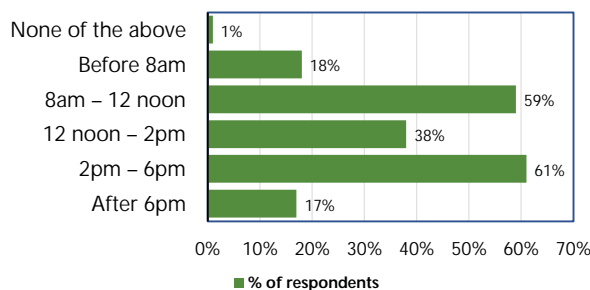
# Survey Findings

## How often would you or any member of your household use the shop?



Over 80% would use the shop at least once per week, with 2pm - 6pm and 8am - 12pm the most likely times

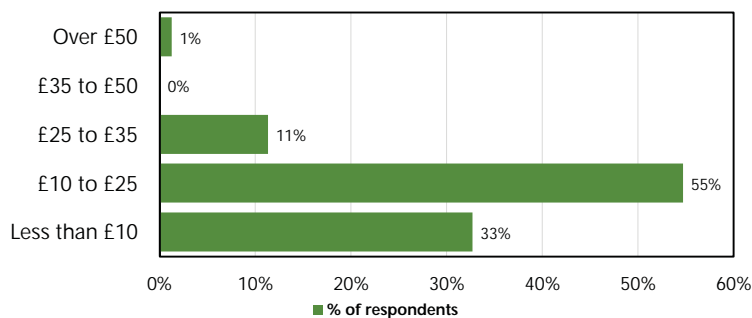
## At what time of day would your household be most likely to use the shop?



The most common spend bracket is £10-£20 per week. The estimated average HOUSEHOLD SPEND ACROSS ALL 159 respondents is £15.24/week<sup>1</sup>

<sup>1</sup> Average household weekly spend calculated by weighted average of mid-point spend in category

## Roughly how much would your household likely spend in total in the shop AS A WEEKLY AVERAGE?

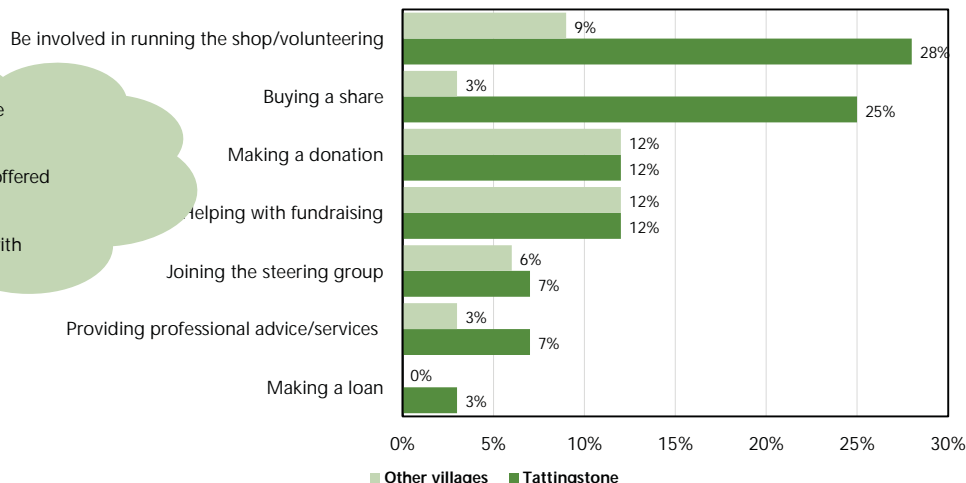


## Would you or anyone in your household be interested in helping with the project?

There is a good level of support from the community.

28% of the 89 Tattingstone households offered to volunteer and 25% to buy a share.

12% of all respondents offered to help with fundraising/donations





# What next

## Conclusion

We feel that the Phase 1 Feasibility has evidenced a strong level of demand - not just desire – and support for a Community shop in Tattingstone

55% response rate from the community plus interest from non-village residents

Likely spending levels in line with national picture; estimated range £77k to £210k p.a. Likely levels of volunteer support indicated, estimated range 25 to 67

Given the range of possible outcomes, it would probably be prudent to pursue a trial site and temporary shop set up for a 6 to 12 month period to establish that indicated levels of demand and support truly exist

There appears to be sufficient support and drive in the current community to find a way to make it work

## Moving forward

Over the summer, we hope to move forward on three main fronts:

1. Developing a greater understanding of how to set up a community shop, using the support of the Plunkett Foundation and talking with other village shops in the area.
2. Exploring village location options to site a community shop, on a temporary trial basis in the first instance.
3. Establishing a wider Steering Group to lead on key aspects such as marketing/comms, location, funding/finance, product/service sourcing, volunteering, legals etc.

## Wider consultation and ideas

As part of a wider consultation, we will be talking with local businesses, St Mary's Church, Friends of Tattingstone Primary School, the Village Hall/Playing Field Committee and the Neighbourhood Plan Committee members to gain their input into this important phase of the project.

Thank you to those of you who have already offered to help in the development of a community shop – if you provided contact details we will be touch. If anybody else would like to become more involved in the next phase, please contact: Andy Airey at [aireysuk@yahoo.co.uk](mailto:aireysuk@yahoo.co.uk)

In particular, if anyone owns some land or has a vacant outbuilding in Tattingstone and would be willing to allow a shop to be sited, please contact: Janice Lee at [jan.lee8890@icloud.com](mailto:jan.lee8890@icloud.com)



# What next

The following important factors will be taken into account while seeking a suitable location:

- Environmental issues
- Planning consent if needed
- Water & electricity supply

We will also be following the Plunkett Foundation's core values which are:

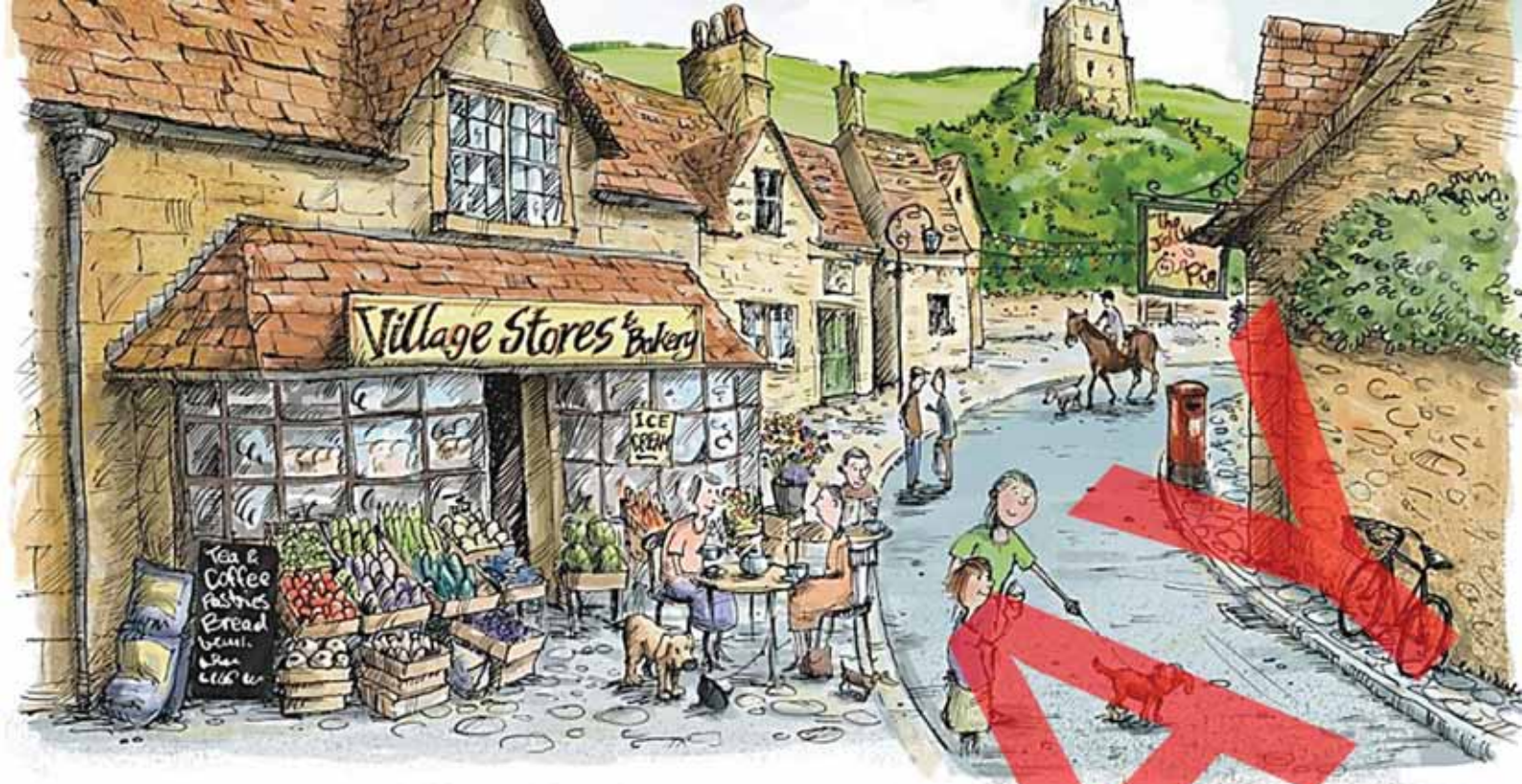
- To seek economic solutions to create social change
- To seek solutions that enrich rural community life
- To see self-help as the most effective way to tackle rural needs

For more information about the Plunkett Foundation visit: <https://plunkett.co.uk>

**What do you think? Please leave your thoughts here on this Board using the Post-It notes and pens provided**

<b>LOCATION IDEAS</b> Please let us know where you think the Tattingsstone Village Shop could be located	<b>I'D LIKE TO HELP</b> Please leave your name, contact details and how you would like to help	<b>OTHER THOUGHTS</b> Please let us know anything else you think we should take into consideration





# **Tattingstone Village Shop Drop-In Exhibition**

**The Village Hall  
Saturday 7th August 2021  
12pm - 4pm**

Come and find out more about the results of the feasibility study and how a village shop can make a real difference to the community.

What does it mean? What are the next steps?  
Would you like to get involved?

**Come and have your say..**





# **Tattingstone Neighbourhood Plan Drop-In Exhibition**

**The Village Hall**

**Saturday 7th August 2021  
12pm - 4pm**

Come and see what a Neighbourhood Plan is all about and how you will be able to have your say on any development of Tattingstone.

**Your input is very important to the construction of the plan. See you there!**