

# Suffolk Parish Engagement Event

Tuesday, 15 October 2019

**Suffolk**  
Design Guide



**West Suffolk**  
Council



# Welcome & Introduction

Karen Chapman, Suffolk Growth Programme Board

# Agenda

Time	Item	Lead
9:00	Arrival & registration <i>1. Please note allocated tables.</i>	N/A
9:30	Introduction to event	Karen Chapman (Suffolk Growth Programme Board)
9:35	What do we want from engagement? <i>A series of three 15 minute presentations, as follows.</i>	
	Presentation 1 - The planners view	Philip Isbell (Babergh & Mid Suffolk District Councils)
	Presentation 2 - The developers view	James Bailey (Boyer Planning)
	Presentation 3 - The parishes view	Bryan Panton (Lavenham Parish Council)
10:20	Q&A panel session with all presenters	Philip Isbell, James Bailey & Bryan Panton
10:40	Break	N/A
11:00	Workshop session:  In your table groups please discuss & answer the following questions, with the support of your groups facilitator.  1. What are the key steps that need to be taken to make engagement work for you? 2. What does successful community engagement look like to you?	Group facilitators:  <ul style="list-style-type: none"> <li>• Philip Isbell</li> <li>• James Bailey</li> <li>• Liz Beighton</li> <li>• Penny Mills</li> <li>• Kate Lowe</li> <li>• Bradley Heffer</li> <li>• Zoe Banthorpe</li> </ul>
11:40	Feedback from workshop session	All
12:15	Summary & close	Philip Isbell & Karen Chapman

What do we expect from  
engagement?

The developers view

James Bailey, Boyer Planning

# James Bailey



- 20+ years of 'planning' experience
- Both public and private sector experience
- Used to work for Mid Suffolk District Council
- Presently work for Boyer
- Believe in the importance of engagement

Is it worth engaging  
with developers?

# Why Engage....

- Being involved in the discussion
- Better understanding and knowledge of what is being proposed
- Opportunity to ask questions directly of the developer
- Opportunity to offer local knowledge
- If it is done properly it can be:
  - Useful, helpful, positive, and very often rewarding for both sides.
- But by far the best engagement helps to shape a scheme or proposal that best considers the existing community, whilst also thinking ahead to the future.

# Developers must....

- Undertake early engagement – ideally the earlier the better
- Come with sufficient information
- Be prepared for difficult questions
- Have plans or information to present
- It must also be meaningful

# Parish Council's must....

- Be receptive to approaches made for engagement
- Think about logistics and room layout, and where people will be placed
- Don't put developers to one side of a room
- Or make them stand in front of a sitting audience
  
- Is there a projector available or use of a laptop?
- Have you requested hand-outs for Councillors or the public?
  
- Try and avoid creating a 'them' and 'us' scenario
- Which is unhelpful in trying to get a positive discussion going
- Make developers feel welcome

It's about establishing trust...

It's about relationship building....

# Role and Responsibility of a Parish Council

- Encourage engagement with developers
- Encourage an objective discussion
- Encourage the involvement of the wider community
  
- See engagement as an opportunity
  
- After all – its free and costs nothing to learn and listen

# Otherwise.....

- You risk putting developers off from wanting to engage and attend Parish Council meetings in the future
- This could be detrimental to the town or village
- There could be missed opportunities

# Different Types of Engagement....

- Meetings;
- Presentations;
- Workshops;
- Letters;
- Newsletters;
- Door-knocking;
- i-Pad canvassing;
- Pop-up exhibitions (often on a high street);
- Public exhibitions;
- One-to-one meetings.

**THANK YOU FOR YOUR TIME**

What do we expect from  
engagement?

The parishes view

Bryan Panton, Lavenham parish council

# Lavenham Parish Council

Suffolk Parish Engagement Event  
15<sup>th</sup> October 2019

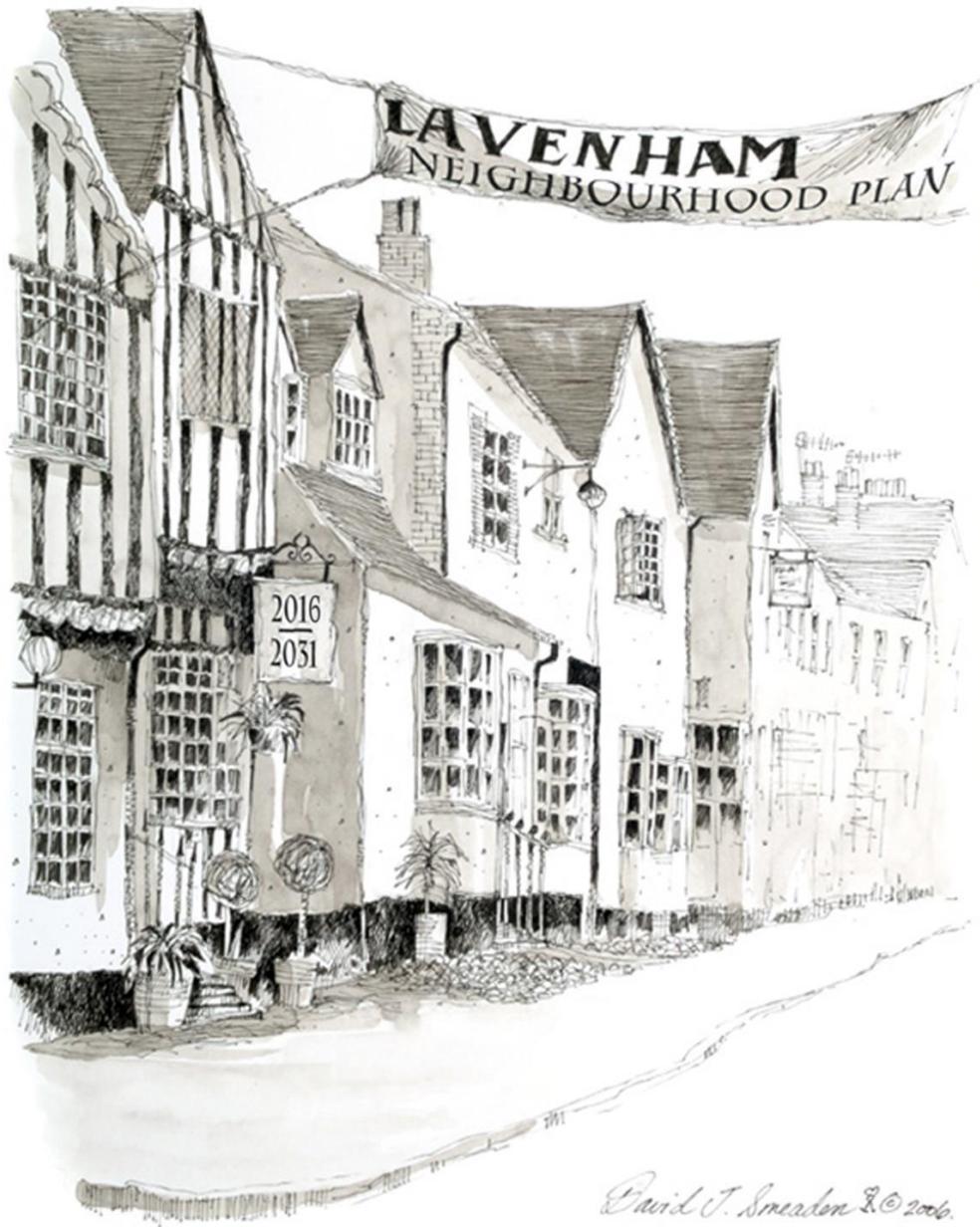


Bryan Panton  
Lavenham Parish Councillor  
Lavenham Community Land Trust Trustee



# Engagement

- Influence Change
- Outcome Driven
- Focused on Solutions
- Implementation



# Lavenham Neighbourhood Development Plan 2016 - 2031

# Lavenham Neighbourhood Development Plan 2016 - 2031

- The culmination of four years work, engagement and consultation with the village and various external bodies carried out by the parish and district councils, lead to a review by an independent examiner. The independent examiner remarked that-
- *This is an extremely well written neighbourhood development plan with clear explanation of objectives and logical justifiable explanation of many policies. Those involved in its production should feel proud of their achievement.*
- The Plan was made by Babergh DC on 20<sup>th</sup> September 2016.

# Issues

- Demographics
- Housing Mix
- Tourism
- Management Capacity

# Methods

- Community Land Trust
- Developer Consultation
- Housing Surveys
- Community Engagement

# Current Activities

- Peek Close (18 Houses)
- Bears Lane (24 Houses)
- Peek Close Play Area
- Public Toilets
- Upgrade to Community Assets

# Community Land Trust

- Consultation
- Formation
- Team
- Project

Peek Close







semi-private access court

footpath link to existing path in adjacent housing

timber bollards define semi-private space

soften edge

gardens to bungalows enclosed with brick/timber walls to maintain privacy

roof scale begins low at the entrance to the site, and increases with progression into the site

# Hastoe

East



above Indicative aerial view looking east  
below Indicative view of development across fields, looking east



1:500 site plan

# Hastoe

●●●● Group

**New homes available for local people**

In Partnership with  
Lavenham CLT  
Lavenham Parish Council  
Homes England  
Babergh District Council  
Community Action Suffolk

**Sustainable homes, sustainable communities**  
[www.hastoe.com](http://www.hastoe.com)



## Lavenham Community Land Trust



### Homes England

With funding from Homes England  
[www.gov.uk/homes-england](http://www.gov.uk/homes-england)

**New homes available for local people**

For shared ownership:  
2 and 3 bedroom houses  
For Sales call 0800 783 3097 Email: [sales@hastoe.com](mailto:sales@hastoe.com)  
For rent:  
1,2 and 3 bedroom houses &  
2 bedroom bungalows  
For info call 01799 532130

**Sustainable homes, sustainable communities**



## dch

construction  
est. 1946

01376 563663 [www.dchconstruction.co.uk](http://www.dchconstruction.co.uk)



Emmitt Plant

SUFFOLK HIGHWAYS  
CONTRACTING  
IN CASE OF  
EMERGENCY  
CONTACT  
01753 834444









semi-private access court

footpath link to existing path in adjacent housing

timber bollards define semi-private space

soften edge

gardens to bungalows enclosed with brick/timber walls to maintain privacy

roof scale begins low at the entrance to the site, and increases with progression into the site









*This public art project  
was commissioned by Lavenham  
Community Land Trust.*

## **Stellar Constellations (2019)**

*Led by Lorraine MacDonald Griffin  
Artwork by pupils from Lavenham  
Pre-school and Primary School  
Inspired by Jane Taylor's poem titled  
'The Star' (1806) a.k.a.  
'Twinkle, Twinkle, Little Star'.*



**2019  
Peek Close**

---

A collaboration between  
Lavenham Community Land Trust,  
Hastoe Housing Association,  
Lavenham Parish Council,  
Babergh District Council,  
& Homes England.

---

18 Families with  
local connections  
have now moved in

What do we expect from  
engagement?

The planners view

Philip Isbell, Babergh & Mid Suffolk District Councils

# Someone wants to Do Something

- The Rumour Mill starts ...
- *Officers can expect :*
- Emails, Phone calls
- *Officers will have to:*
- Brief Councillors
- Brief senior Officers
- Manage public speculation

An  
application  
has been  
received ...

- Validation, Consultation & Publicity: Time limit of 21 days
- Public comments, emails, phone calls, Councillor questions, briefings etc
- Local questions about validation / consultation / publicity / what Officers have said or not said etc etc
- Time passes .....

# “Under consideration”

- Technical information.  
Smoke. Mirrors.
- Officers turn over stones,  
peer into a crystal ball, look  
down the back of the sofa,  
do technical stuff
- More speculation & rumour,  
more phone calls, emails,  
briefings etc etc
- Some Amendments /  
changes
- More consultation & publicity  
but it feels all rather opaque
- And Positions harden ....

# Planning Committee

- The Officers
- The Officers Report
- A summary of public representations ...
- A recommendation
- Public Speaking (time limited...)
- Debate
- A resolution
- Deferral
- Committee Site Visit?
- And Time, cost, entrenched positions...

So there's  
going to be  
an appeal?

- A professional Witness or two
- A barrister
- Statements of Case
- Statements of Common Ground
- A hearing
- Time
- Cost (and “Costs” too)

# Judicial Review

- Is this what success looks like?
  - For lawyers – yes
  - For everyone else – no\*
-

# A few questions...

- What is a fair timetable?
- What gives us all confidence engagement is worthwhile?
- What does Consistency of process look like across Suffolk?
- What should Feedback look like?
- How do we treat “agreement to disagree”
- Can we crystallise any “Common ground”

# Q&A panel session

Philip Isbell, James Bailey & Bryan Panton

Break

# Workshop session

Q1) What are the key steps that need to be taken to make engagement work for you?

Q2) What does successful community engagement look like to you?

Please work in your groups to answer the above questions using the paper provided.

# Workshop feedback

Philip Isbell & Karen Chapman

# Summary & close

Philip Isbell & Karen Chapman