

30 July 2026

Three Valleys Neighbourhood Plans Alliance
Neighbourhood Plan Support: Indicative Housing Requirements Calculation
Fee Proposal

CONTEXT

There is currently no adopted indicative housing requirement in the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023). A Briefing Paper was published by the District Council in March 2025 that divided up the projected housing growth for Babergh, based on the Government's standard methodology, according to size of parish in terms of the existing number of dwellings. The District Council is encouraging parish councils preparing neighbourhood plans to use these figures for their housing allocations.

The approach in the Briefing Paper does not take account of a spatial strategy for the distribution of growth across the district. Such an approach is typically used in local plans to direct growth to those settlements where services and facilities exist, as was proposed in the draft Joint Local Plan in 2019. That draft Plan had a hierarchy of Ipswich Fringe, Market Towns and Urban Areas, Core Villages, Hinterland Villages and Hamlets. It allocated 28% of growth to Core Villages, whereas the Briefing Paper allocated 42%. However, there is currently no spatial strategy in Babergh as it was deleted by the Planning Inspectors examining the Local Plan.

It is currently unlikely that there will be any indication of neighbourhood plan housing requirements until January 2027, when the District Council consults on the proposed Local Plan content and evidence. Given the desire of parish councils to press ahead with their Plans / Reviews, this proposal considers an option for calculating an interim indicative housing requirements for neighbourhood plan areas in the "Alliance" area. It should be noted that **using the proposed approach does not in itself guarantee that the housing numbers when published in the Draft Local Plan will be the same**. They could increase or decrease, depending upon the spatial strategy that the District Council proposes in the Plan and the availability of sites to deliver the housing requirement. Likewise, the indicative number identified by the proposed Methodology may not be deliverable if there are insufficient sites put forward in the Babergh "Call-for-Sites" exercises in 2024 and 2025. This would be a matter for each parish council to address at the time.

PROPOSAL

Places4People propose to:

1. Prepare a Methodology Paper to identify an approach to determining an "Indicative Housing Requirement" for the parishes in the "Alliance". The approach will be based on the Government's Standard Methodology, currently set out in the Draft NPPF (December 2025). It had been expected that the final new NPPF would be published in July, but this has been postponed. The methodology will have regard to the new NPPF if it is published at the time of preparing the

Methodology Paper. We will build in an allowance to review/amend the approach once the final NPPF is published. The methodology will take account of the most up-to-date published data concerning housing stock and permissions in each parish and the level of housing growth planned across Babergh in the period to be covered in the emerging Local Plan.

2. Seek sign-off of the "Alliance" to the draft Methodology through attending a meeting of representatives.
3. Liaise with officers at Babergh District Council (expected to be via email) to seek their approval of using the methodology to calculate an indicative housing requirement for the neighbourhood plan areas (parishes).
4. Carry out the calculation of housing requirements based on the agreed methodology.

We have allowed for attending 2 meetings of the "Alliance", at stage 2 and stage 4.

Fees			
ITEM	HOURS	RATE	FEE
Prepare draft Methodology Paper	3	£65.00	£195.00
Meeting with Alliance	1.5	£65.00	£147.50
Calculation of Indicative Housing Requirement for parishes	2	£65.00	£130.00
Meeting with Alliance to agree results	1.5	£65.00	£147.50
TOTAL			£620.00

All fees are net of VAT

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