



# Stradbroke Neighbourhood Plan 2016 – 2036

**Monitoring document: November 2021**

The Stradbroke Neighbourhood Plan (SNP) was made on 18<sup>th</sup> March 2019 by Mid Suffolk District Council following a positive referendum held in Stradbroke.

## Contents

<b>Monitoring Outcome:</b> .....	3
<b>1. Review guidelines contained in the SNP</b> .....	3
<b>2. Monitoring</b> .....	3
<b>SNP Vision for the Parish:</b> .....	4
<b>Permitted Developments</b> .....	5
<b>POLICY STRAD15: LAND NORTH OF LAXFIELD ROAD</b> .....	6
<b>POLICY STRAD16: LAND EAST OF FARRIERS CLOSE</b> .....	6
<b>POLICY STRAD17: LAND SOUTH OF NEW STREET</b> .....	6
<b>POLICY STRAD18: LAND SOUTH OF MILL LANE (WEST OF QUEENS STREET)</b> .....	6
<b>POLICY STRAD19: LAND AT GROVE FARM</b> .....	6
<b>Infrastructure:</b> .....	7
<b>Community Actions:</b> .....	8

## Monitoring Outcome:

The emerging BMSDC Joint Local Plan housing allocation includes the 5 sites contained within the SNP with no additional sites allocated; therefore **Stradbroke Parish Council concludes that a formal review of the Stradbroke Neighbourhood Plan is not necessary at this time.**

### 1. Review guidelines contained in the SNP

- 1.1. A **formal review** process in consultation with the local community and Mid Suffolk District Council should be undertaken at a **minimum of every five years**, to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, **the Parish council will monitor development** in Stradbroke along with the local and national policy and legislative context.
- 1.2. It may be that this policy is reviewed at other times because of changes to relevant local policies, national policies and legislation.
- 1.3. It is accepted that the Stradbroke Neighbourhood Plan will require review during its life. It must be remembered that the overall objective of the Plan is to assist and support future development not to debar it.

### 2. Monitoring

Stradbroke Parish Council has monitored the SNP as follows:

- 2.1. All planning applications are considered against the policies contained in the SNP.
- 2.2. Stradbroke Parish Council has responded to each consultation stage of the BMSDC Draft Local Plan to ensure that the Local Plan does not conflict with the SNP, and in particular endeavouring to ensure policies are included to control the highways and environmental impacts associated with poultry units.
- 2.3. Stradbroke Community Land Trust commissioned a report from Bailey Venning which supports the BMSDC Local Plan allocation quantum and distribution as follows: *“The current allocation sites in Stradbroke support and promote sustainable development within 20 years without the need for additional outlier or new clusters of development, subject to land value recovery post Covid-19 event.”*
- 2.4. Stradbroke Parish Council submitted the Bailey Venning report as part of its update on the sites as requested by Mid Suffolk District Council during the regulation 19 consultation on the draft BMSDC Local Plan Sustainability Appraisal (the full site update and submission can be viewed at: <https://www.stradbrokepc.org/planning-committee> SPC Response to Jt Local Plan SA – site update is Annex C)
- 2.5. In 2019, a Parish Infrastructure Investment Plan was drawn up with an implementation plan approved in October 2019. This document is reviewed annually (last revised 08/21).
- 2.6. Community Actions were identified within the plan and Stradbroke Parish Council is addressing these actions through the business of the Council.

## SNP Vision for the Parish:

“Stradbroke's vision is to be a core village that works for the needs of its residents and surrounding villages by providing good quality housing, educational facilities, business and local retail opportunities. It will achieve this through phased growth of these services, and necessary infrastructure to support that growth. The NPPF principles of sustainable development will govern how to achieve this growth in a planned manner.”

The objectives of the plan were split into two areas Place and People as follows:

	<b>Place (PL)</b>
PL1	<b>Infrastructure and Services</b> Support the community of Stradbroke with first rate infrastructure that includes an expanded range of utilities, improved highways, telecom and internet services.
PL2	<b>Built Environment</b> Allocate sites for development that retain the historic crossroads shape and character of the village and manage parking and traffic issues.
PL3	<b>Transport and Movement</b> Mitigate and manage critical highway pinch points and reduce travel by car or lorry within the village by improving internal connectivity and alternative travel options.
PL4	<b>Business</b> Support local business growth and employment opportunities and actively seek further employment generating opportunities which directly contribute to the welfare of the community.
PL5	<b>Design</b> Ensure development respects the historical build pattern and style whilst also encouraging design for the future through innovation.
PL6	<b>Environment</b> Promote community safety including issues of pollution, the green economy and protect and nurture green spaces and assets of community value.

	<b>People (PE)</b>
PE1	<b>Education</b> Support the growing and changing needs of education for all ages and in particular, provide for the needs of the local primary and secondary schools.
PE2	<b>Health</b> Expand the range of health care services available to local residents, as well as addressing the residential and care needs of the community as it ages.
PE3	<b>Sport and Leisure</b> Deliver facilities that promote leisure and recreation facilities for all ages and abilities.
PE4	<b>Community</b> Increase community self-sufficiency and resilience by expanding the retail base and range of village community services.
PE5	<b>Housing</b> Provide homes that meet the changing needs of Stradbroke in terms of affordability, size, type and tenure that will allow families and single people to settle grow and continue to live in the village.
PE6	<b>Transport (non-policy)</b> To achieve improved transport to services at distance, especially educational services for post-16 students.

## Monitoring Evidence:

Policy STRAD1 states the SNP provides for a minimum of 219 dwellings to be built between 2016 and 2036. These dwellings are expected to be provided from the sites identified within the SNP. Additional granted permissions within the settlement boundary will be counted as windfall.

Pages 5-6 contain **brief** monitoring notes and updates on progress Stradbroke is making towards reaching the housing target as outlined in Policy STRAD1.

The emerging Joint Local Plan allocates a housing target of 282 including the development from the allocated sites plus windfall developments during the course of the plan.

A list of additional permissions granted (windfall development) during the plan period but not included in the SNP site allocations is included in the table below.

### Permitted Developments

MSDC Ref	Site Address	Date of Approval	Net dwellings gained	Building Control Start Date	Development Progress
0069/16	Westland House	03/03/2016	1		Under construction
0068/16	5 Meadow Way	10/03/2016	1		Under construction
2141/16	Summer Place, Battlesea Gn	03/08/2016	1	02/01/2019	Under construction
2980/16	Land at the Paddocks	23/09/2016	1	01/04/2017	Under construction
1000/17	Neaves Cottage	15/04/2019	1	23/9/2019	Under construction
0310/17	White House Cottages	13/03/2017	1		Completed
DC/17/06203	Peacock Close	18/05/2018	6		Completed
DC/18/02621	Plot 1, Hillcrest, New St	10/08/2018	1	05/09/2018	Under construction
DC/18/03643	The Oaks, Drs Lane	15/10/2018	1	25/03/2018	Under construction
DC/18/02634	15 Woodfields	16/10/2018	1		Completed
DC/19/00614	York Cottage	02/04/2019	1	22/07/2019	Under construction
DC/19/00853	Oak Cottage	27/02/2019	1	09/12/2019	Under construction
DC/19/03555	Home Farm	30/09/2019	1	19/04/2021	Under construction
DC/19/05751	Veldon, Wilby Rd	05/02/2020	1		
DC/20/02918	Tarquin Barn	23/09/2020	1	21/12/2020	Under construction
DC/20/03143	Stradbroke Antiques	16/11/2020	1		
DC/20/04570	Havensfield Farm	24/12/2020	1		
DC/20/05543	Land rear of Windrush	28/01/2021	1		
DC/20/05715	Barley Green Farm	25/03/2021	1		
DC/20/05796	Lime Tree Farm	17/02/2021	4		
DC/21/01462	Red House	14/05/2021	2		
<b>Total</b>			<b>30</b>		

## Site Allocation Update:

The site allocations in the SNP (Policies STRAD15-18) provide for up to 215 dwellings with Policy STRAD19 (Grove Farm) providing 44, a total up to 259 dwellings.

### **POLICY STRAD15: LAND NORTH OF LAXFIELD ROAD**

Outline planning permission was granted on 13/07/21 under planning ref DC/19/01343 for 28 dwellings.

### **POLICY STRAD16: LAND EAST OF FARRIERS CLOSE**

1. The site owner submitted a planning application on 24/12/19 for a single dwelling on a small part of the overall site. Planning ref: DC/21/02839 refers.  
Planning permission was refused by Mid Suffolk District Council but permitted on appeal. The planning inspector noted during the appeal that the plan did not specifically state that development on an allocated site could not be build out one house at a time.
2. It is not expected that this site will come forward early and it is not a pressing priority. It is expected to enable high school expansion in line with phased development and projected high school pupil yield in 12-15 years' time. NP expected total yield is 25-35 dwellings.

### **POLICY STRAD17: LAND SOUTH OF NEW STREET**

1. Full planning permission for 60 dwellings was granted 19/07/21 including 35% affordable housing (DC/20/05917)
2. Work is expected to commence shortly.

### **POLICY STRAD18: LAND SOUTH OF MILL LANE (WEST OF QUEENS STREET)**

1. Outline planning application submitted under DC/21/05126 – for 80 homes including 18.75% (15) affordable housing, land set aside for a car park for the primary school and a new nursery facility. This follows discussions since 2019 with PC and MSDC on how application could be made policy compliant.
2. Parish Council supported the application at a meeting held on 8<sup>th</sup> November 2021.

### **POLICY STRAD19: LAND AT GROVE FARM**

1. This site was included in the SNP on the advice of MSDC as the site already benefitted from a detailed prior full planning consent. Ref: DC/14/4005. This permission has now lapsed.
2. The site has now come forward with a full planning application ref: DC/21/04377 for 42 dwellings and 2 barn conversions. Parish Council responded to consultation with questions on evidence provided to support the application.

<b>Allocated sites:</b>	<b>No.</b>	<b>NP Policy Ref</b>
Full planning permissions granted	61	STRAD17 / part STRAD16
Outline permissions granted	28	STRAD15
Outline planning applications pending	80	STRAD18
Full planning applications pending	44	STRAD19
<b>Allocated sites total</b>	<b>213</b>	
Windfall granted permissions	30	2016 onwards
<b>Total of all applications/permissions</b>	<b>243</b>	

**Outstanding:** STRAD16 = up to 34 dwellings

## Infrastructure:

Pages 7 & 8: **brief** notes on monitoring of Infrastructure requirements and Community Actions.

The PIIP was created following an audit in 2018/19, with updates in 2020 and 2021.

### The areas of need were identified as:

Scale	Priority	Project
Large	High	New Nursery Building
	High	Church Roof Added August 2020: Boiler/Heating/Flints falling from walls
	Second	Expansion of Health Centre – Wilby Road
	Second	Improved parking at schools
	Second	Classroom and facilities provision
	Second	Highways improvements
	Second	Added Aug 2020: Expansion of Community Centre
	Third	Additional Sports Hall at playing field
	Third	Skate park
	Third	August 2020: Studios for Radio Stradbroke
Medium	High	Secure Post Office/Court House (retain building)
	High	Allotments - Electrical connection: (could be part of development off Laxfield Road)
	Second	Church toilets
	Third	Chapel repairs, electricity connection
Small	High	Allotments – improvement to rain water collection
	High	Court House – sound proofing
	High	Community Centre – hot water facility, freezer and blinds August 2020 – new commercial fridge added to list
	High	Playing field – improve security
	High	Added Aug 2020: Playing field – revamp dug outs
	High	Added Aug 2020: Cricket Club Update nets and practice facilities Repair and improve security Scorebox (repair completed)
	High	Added Oct 2021: Renew pavilion at bowls green at Wilby Rd site
	Second	Cemetery Path (accessible)
	Second	Electric Charging Points
	Second	Cemetery railings and gate
	Third	Church lighting and sound
	Third	Cemetery tidy including cutting back of shrubs and hedges Removal of surplus soil (both completed)

A PIIP implementation plan was approved in October 2019 and is reviewed and updated annually. PIIP and implementation plan can be viewed at: <https://www.stradbrokepc.org/parish-plans>

## Community Actions:

	Action	Commentary
1.	Improved nursery/pre-school provision	Explore options with County Council
2.	Public transport improvements	Work with SCC to explore options for improving public transport
3.	Public transport improvements	Investigate potential for a community bus service
4.	Parking and highway enforcement	Investigate match funding for a Community PCSO to help deal with issues around parking within the village
5.	Clubs and societies	Look at ways of better promoting village clubs and societies
6.	Drainage	Prepare and retain a drainage/pond log showing who owns which drain, which development drains into it and who is responsible for managing the drain
7.	Health	Investigate the provision of additional health services such as dentist/chiroprapist
8.	Health	Explore options to expand or re-provide an enlarged Stradbroke medical centre surgery with the Clinical Commissioning Group and NHS England
9.	Identify Assets of Community Value (ACV)	Explore potential for listing ACVs: Church, Allotments, Library and Old Court House, Ivy Public House, White Hart Public House, Sports and Community Centre, War Memorial, Medical Centre
10.	Mobile & Broadband	Work with suppliers to improve the service available, investigate the use of a mobile phone mast.

### 2021 Update:

1. Allocation of CIL for a feasibility study for the nursery has been put on hold pending a planning application being submitted for Policy STRAD18.
2. Cllr Toni Wisbey has written in support of a bid by SCC for funds from central government to improve rural transport.
3. SCC cut many staged bus services in Stradbroke. Cllr Wisbey has been active in arranging alternative community transport, through Border Hopper and BSEVC.
4. Mid Suffolk District Council has taken over responsibility for parking enforcement – therefore a PCSO would no longer be able to deal with this matter.
5. The Parish Council invited all clubs/societies/groups/organisations in Stradbroke to complete a questionnaire. To help promote the groups etc, all were invited to run a stall at an Information Fair as part of the Annual Parish Meeting. This had to be postponed due to COVID-19, and will be rearranged when possible.
6. Drains have been cleared on the Wilby Road site to alleviate flooding issues at the Health Centre. A full survey of the drainage network has yet to take place.
7. No further action to date.
8. Health Centre is currently undergoing extensive repair and maintenance. There are no plans at the present time to expand the facility or re-provide an enlarged provision.
9. The Ivy House has been designated an asset of Community Value. Other assets are yet to be put forward.
10. County Broadband has liaised with a Parish Council Working Party on a project to bring FTTP to the village. Enough interest has been registered for the project to move to the design phase.