

STRADBROKE NEIGHBOURHOOD PLAN

Monitoring Evidence:

In response to **MSDC's consultation on the draft five-year housing land supply position statement 2021**, Stradbroke Parish Council is submitting an extract from the annual monitoring of the made Stradbroke Neighbourhood Plan, this highlights one site with outline permission for 28 homes missing from the figures included in the draft consultation document: DC/19/01343 Land North of Laxfield Road – 28 dwellings.

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.

These are **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.

Approved windfall 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	23/09/2019	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 (Chestnut Hse)	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		
Total			30		

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 8th November 2021. Decision from MSDC pending

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.

Allocated sites:	No.	NP Policy Ref
Full planning permissions granted	61	STRAD17 / part STRAD16 (1 dwelling)
Outline permissions granted	28	STRAD15
Outline planning applications pending	80	STRAD18
Full planning applications pending	44	STRAD19
Allocated sites total	213	
Windfall granted permissions	30	2016 onwards
Total of all applications/permissions	243	

Outstanding: STRAD16 = up to 34 dwellings

In addition, application 3142/09 providing a total of 4 new dwellings is currently being built out and completed.