



PARISH OF STRADBROKE

Parish Infrastructure Investment Plan (PIIP)

Prepared by: Stradbroke Parish Council

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1. Introduction

- 1.1. The Stradbroke Neighbourhood Plan was made by Mid Suffolk District Council on 18th March 2019. The work carried out by Stradbroke Parish Council through the Neighbourhood Plan Steering Group has been used alongside further audits to support this Plan.
- 1.2. As part of the work to formulate the adopted Neighbourhood Plan, community questionnaires and engagement exercises were undertaken. All documents relating to the preparation of the plan have been reviewed during the course of the preparation of this PIIP. These documents are available to view on the Parish Council website on the Meetings & Documents tab in the neighbourhood plan section of by following the link below:
<https://www.stradbrokepc.org/neighbourhood-plan-documents>

2. Information 2019 - 2024

- 2.1. During 2019 a questionnaire for village clubs/groups/organisations to complete. The questionnaire included the question: *"Is there any specific infrastructure that you are lacking that is holding back your progress? Such as a lack of, or poor facilities, parking or other amenity?"* The responses were collated and where infrastructure improvements were identified, these have been included in this plan. Full infrastructure responses can be found on the PC website: [Parish Plans - supporting info](#).
- 2.2. A consultation on the PIIP formed part of a public open event held in February 2020; the comments submitted as part of this consultation are included on the PC website: [Parish Plans - supporting info](#).
- 2.3. In September 2021, Councillors agreed to include works to the pavilion at the bowling green at the Wilby Road site.
- 2.4. May 2022, as development started on one of the sites in the made Neighbourhood Plan, a review of the PIIP was undertaken. Two further areas were added: 1. Fitness Track and 2. Permissive path. The outcomes of the EPC for the Health Centre were also added.
- 2.5. Discussions took place with Stradbroke Sports & Community Centre with a view to linking the extension of the centre to a new pavilion to maximise the space available. Subsequent discussions with potential funders highlighted that a new pavilion is unlikely to receive funding and/or support at the present time.
- 2.6. July 2022, Councillors agreed a priority order of Parish Council led CIL projects and those for which lead group/organisation may make a bid to the Parish Council for NP CIL alongside MSDC CIL123.
- 2.7. During the course 2023 and early 2024 additional requests for help with infrastructure projects were received. January 2024: Ethos Consulting carried out a

highway safety assessment and the outcomes from this are also included ahead of the plan review in March 2024. These have been included in the plans ahead of the formal review scheduled for March 2024.

3. Infrastructure Investment Priorities (p.47 of the made Neighbourhood Plan)

As a clear expression of the community's wishes, Stradbroke Parish Council intends that the 25% of Community Infrastructure Levy contributions raised within the Stradbroke Neighbourhood Area (the 'meaningful proportion') and, where relevant, monies from other planning obligations, be used to contribute towards delivering any of the projects listed below alongside contributions from the 75% of CIL retained by Mid Suffolk District Council.

Projects:

New nursery facility for Early Years and Childcare

Improvements to bus services - to open up more post-16 education opportunities for Stradbroke residents.

Expansion of Stradbroke Community Playing Field

Improvements to Stradbroke Court House & Library

Improvements to Stradbroke Church – this would create greater potential for the church to be used for community activities.

Installation of a Skate Park – subject to a suitable location being identified with note taken of investigations previously undertaken by the Parish Council.

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/chiropract
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.

4. 2024 Update on Community Actions:

- 4.1. Discussions are underway with Mid Suffolk District Council, Suffolk County Council, All Saints Schools Trust and the Parish Council about funding for the new nursery building. The outline application was approved in principle by Mid Suffolk District Councillors in December 2023; the s.106 legal agreement is underway to enable the outline permission to be granted.
- 4.2. Cllr Toni Wisbey wrote in support of a bid by SCC for funds from central government to improve rural transport. SCC was unsuccessful in the bid.
- 4.3. There is only one staged bus service in Stradbroke – which runs during term time only to Framlingham. Cllr Wisbey has been active in arranging alternative community transport, through Border Hopper and BSEVC. High Suffolk Community Bus started a service to Diss on a Friday in January 2023; concessionary bus passes can be used. Transport is provided for transport to access post 16 education in Eye, Framlingham (connection to Ipswich) and Wymondham. A monthly Saturday service to Norwich was introduced in January 2024. SCC currently have no plans to reintroduce a regular bus service to Diss from Stradbroke and the surrounding area.
- 4.4. Mid Suffolk District Council has taken over responsibility for parking enforcement – therefore a PCSO would no longer be able to deal with this matter.
- 4.5. The Parish Council invited all clubs/societies/groups/organisations in Stradbroke to complete a questionnaire.
- 4.6. Drains have been cleared on the Wilby Road site to alleviate flooding issues at the Health Centre. Further investigations are required to determine why the area constantly blocks. A full survey of the drainage network has yet to take place. During 2023 there were a number of severe storms which has highlighted areas where works are required; these have been reported to Suffolk County Council who will deal with all areas on a priority basis.
- 4.7. Health Centre: additional provision, no further action to date.
- 4.8. Health Centre: has undergone extensive repair, maintenance and improvement. Discussions have started with IESCCG regarding their submissions to planning applications requesting CIL be made available to extend the current provision. 2022/23 – upper floor of the building was completed and works to improve energy efficiency were undertaken.
- 4.9. ACVs: The Ivy House and White Hart have been designated as Assets of Community Value. Other assets are yet to be put forward by the Parish Council.
- 4.10. Mobile & Broadband: County Broadband has liaised with a Parish Council Working Party on a project to bring FTTP to the village. Enough interest was registered for the project to move to the design phase and the build phase started in late 2022. A wayleave was signed for works at Westhall. As of February 2024 there has been no progress and FTTP has not yet been installed.

5. Existing Infrastructure

- 5.1. 2018: An audit of need in areas identified in the neighbourhood plan was undertaken. All audit information is available on the Parish Council website: [Parish Plans - supporting info.](#)
- 5.2. 2019: Village groups/clubs were asked to review their 2018 audit submissions and add any additional infrastructure requirements they had identified. A full copy of the updates is available on the Parish Council website: [Parish Plans - supporting info.](#)
- 5.3. 2020: A public consultation and information event was held in February 2020 regarding possible improvements that could be made to Highways. A copy of the information presented is available on the Parish Council website: [Parish Plans - supporting info.](#)
- 5.4. 2020: During the February 2020 public consultation the public were asked to comment on the proposed PIIP. A copy of the comments received is available on the Parish Council website: [Parish Plans - supporting info.](#)
- 5.5. 2023 & 2024: three additional projects were submitted to the Parish Council and are included in the updated plan. The 3 projects are a golf practice area on the playing field, an additional public access defibrillator and cabinet, and resurfacing of the tennis courts. Outcomes from Ethos Consulting highways safety assessment added.

6. Outstanding Identified Needs at February 2024

6.1. Education:

- (a) Nursery – A well designed and suitable nursery building is required
- (b) Primary School:
 - improved parking,
 - more classroom space,
 - greater playground space.
- (c) Stradbroke High School:
 - Additional classroom provision; and
 - infrastructure provision such as;
 - toilets,
 - IT suite,
 - car parking and
 - minibus.

6.2. Church:

- Work to the roof and flints which are falling from walls is urgently required, some remedial work has been undertaken.
- To create a community space other areas in need of attention are:
 - rotting floor,
 - lighting & sound system,
 - access arrangements; plus
 - toilets/heating system.

6.3. Health Centre:

- An expansion of the current building is anticipated with the increase in population of Stradbroke and the other villages that are served by the medical practice.
- EPC report recommendation still outstanding: Improve heating system (with optimum stop/start, weather compensation controls)

6.4. Cemetery:

- Chapel with electrical connection and possible PV panels, and
- accessible path is required to replace the current uneven stone path

6.5. Sports/playing field:

- develop and manage new land to the rear of the current playing field
- a purpose built “sports hall”- pavilion at Wilby Road site
- improvements to security and safety at the playing field and fitness track
- a skate park may be investigated subject to the recommendations laid down in the Neighbourhood Plan and previous reports prepared for the Parish Council on this matter.
- sports clubs:
 - revamp dugouts at playing field: permission given, work not yet undertaken
 - scoreboard – security to avoid vandalism
 - bigger changing rooms, as existing space does not accommodate Cricket teams and their equipment. (see 6.8 below)
- Golf practice nets – requested by resident in 2023
- Tennis Courts – resurface of all courts required (notified by Tennis Club in 2024)

6.6. Court House & Library:

- freehold of building to be acquired
- secure Post Office for the future
- sound-proofing in Court House section of building

6.7. Allotments:

- additional water tanks
- connection to an electricity supply (which would enable CCTV)
- improvements to existing rainwater collection system

6.8. Community Centre:

- instant hot water facility / larger freezer / blinds in the kitchen / new commercial fridge: assumed new CIO are taking these forward
- bigger changing rooms as existing space does not accommodate Cricket teams and their equipment (see 6.5 above)
- extra car parking would be an advantage
- additional space within Centre would also enable the needs of more customers to be satisfied.

6.9. Highways:

Pedestrian improvements:

- Crossings on Wilby Road, Church/New Street and at Westhall
- Footway improvements: New Street, Westhall, Queens Street and Church Street.

Highways safety improvements including:

- Double Yellow Lines at junction of Queens Street and Church Street
- Gateway treatments @ 30mph terminal approaches to village on Laxfield Road and Queens Street.
- Installation of SID devices in 3 or 4 locations.
- Priority give way along New Street and Laxfield Road
- Speed limits –
 - 20mph on Queens Street
 - 40mph on approaches to Village
- *PCSO funding no longer being progressed as parking is no longer the responsibility of Suffolk Police*

6.10. Permissive path:

- Secure future
- Update

6.11. Other projects:

- Additional accessible defibrillator and cabinet – subject to suitable location being identified. Could be a planning obligation for Grove Farm development.

7. Funding possibilities

- a) PC & MSDC Community Infrastructure Levy (CIL)
- b) Other MSDC grants
- c) S.106 obligations through planning permissions
- d) Self-funding or fundraising by village/groups/clubs/organisations.
- e) External – grants. Eg Heritage Lottery Funding opportunities for the works at the Church are being investigated.

8. Projects underway as at February 2024

Area/building	Project	Notes
Highways	Safety improvements	Ethos consulting produced initial report – next steps to be considered by Councillor at March 2024 meeting. SCC advised no funding available from their budgets.
Playing Field	Improve security and safety	Grant application underway by Stradbroke Media CIC for electrical kiosk.
Cemetery	Chapel upgrade	External works complete. Internal plastering needs to be completed. <i>Electrical connection on hold.</i>

9. Projects in consultation with MSDC, SCC or other bodies

Area/building	Project	Notes
Nursery	Land from development off Mill Road	MSDC have approved the development in principle – awaiting final grant of outline planning.

10. Remaining Projects (alphabetical by area/building)

	Area/building	Project
1	Allotments	Electrical connection
2	Allotments	Improvement to rain water collection
3	Cemetery	Accessible path
4	Church	Roof repairs, flints falling from walls, Community internal space including toilets and sound/lighting
5	Community Centre	Expansion Revamp changing rooms
6	Community Centre	Hot water facility, freezer and blinds plus commercial fridge
7	Court House	Obtain freehold to secure building future
8	Court House	Sound proofing
9	Cricket Club	Improve security at scorers hut
10	Health Centre	Expansion
11	High School	Improved parking plus enhanced facilities
12	Permissive Path	Secure future
13	Permissive Path	To be made accessible
14	Playing Field	Develop and manage new land
15	Playing Field	Improve security
16	Playing Field	Golf practice nets
17	Playing Field	Upgrade fitness track
18	Primary School	Car parking
19	Primary School	Classroom and facilities provision
20	Radio Stradbroke	Studios - new provision
21	Skate Park	Location unidentified - new provision
22	Sports Pavilion	Wilby Road site - new provision
23	Tennis Courts	Resurface of whole playing area.
24	Unknown location	Additional accessible defibrillator and locked cabinet

11. Projects completed as at February 2024 (alphabetical by area)

Area/building	Project	Outcome
Bowls Club	Renew pavilion at bowls green at Wilby Road Site	Completed
Cemetery	Paint railings and gate	Completed
Cemetery	Tidy including cutting back of shrubs and hedges.	Completed
Cemetery	Removal of surplus soil, new location identified	Completed
Cemetery	Work to trees	Completed
Chapel	External refurbishment	Completed
Church	Under pew heating installed.	Completed
Cricket Club	Cricket club: Update nets and practice facilities	Completed
Cricket Club	Repair Scorers Hut	Completed
Health Centre	Alarm upgrade	Completed
Health Centre	Fascia works	Completed
Health Centre	Refurbishment including completion of 1 st floor	Completed
Health Centre	Installation of Solar PV panels & battery wall	Completed
Health Centre	Car park resurfacing	Completed
Playing Field	Revamp football dug outs	Permission granted to club
Playing Field	Tree works at Tennis Courts	Completed
Playing Field	EV charging points	Completed

12. Implementation Plan by project (alphabetical)

Project	Funding	Timescale	Responsibility	Notes at February 2024
Allotments:				
a. Electrical connection	Grants/fundraising	Not specified	SAGA / Trust	PC unaware of any plans to date
b. Improvement to rain water collection	Grants/fundraising	asap	SAGA / Trust	PC unaware of any plans to date
Cemetery:				
a. Refurbish inside of Chapel	Precept (poss NP CIL)	Spring 2024	Parish Council	Necessary as plaster has blown.
b. Electricity to Chapel	NP CIL	On hold	Parish Council	Cost would be approx. £15k.
c. Accessible Path	NP CIL	On hold	Parish Council	Quotes will be required – appx £6k.
Church:				
a. Roof repair and flints falling from walls	Heritage Lottery and other Grants	asap	Church with Parish Council support	Investigation ongoing into funding available. New quinquennial report due 2024
b. Internal reorganisation including toilets	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway New quinquennial report due 2024
c. Lighting & Sound	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway New quinquennial report due 2024
d. Internal repair	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway New quinquennial report due 2024
Community Centre:				
a. Expansion - additional indoor space	Building project – Grants plus CIL	None	SSCC	January 2024: Trustees advise there are no plans to take project forward.
b. Bigger changing rooms - Added Aug 2020 – (Cricket Club submission) 11 players and kit bags do not fit in existing ones	Separate project to expansion – grants could be available plus CIL	None	SSCC	January 2024: Trustees advise there are no plans to take project forward.
c. Facilities: hot water facility, freezer and blinds	SSCC funds/Grants	Unknown	SSCC	No updates available.
d. Added Aug 2020 –commercial fridge required (WI submission)	SSCC funds/Grants	Unknown	SSCC	Reqd to comply with food safety requirements. No update available.

Project	Funding	Timescale	Responsibility	Notes at February 2024
Court House/Post Office: a. secure future by obtaining freehold of building b. sound proofing	To be investigated Grants plus CIL needed to top up	Unknown Unknown	SCALT / SCC SCALT with Parish Council support	PC unaware of any plans to date PC unaware of any plans to date
Cricket Club: Scorers Hut security		asap	Cricket Club/ Parish Council	Part of overall playing field security
Defibrillator and locked cabinet – location not yet identified (added 2024)	Potential planning obligation	Unknown – location dependent	Developer of Grove Farm?	A developer has indicated they could install a defibrillator and cabinet as part of the development.
Health Centre: a. Energy efficiency – upgraded heating/air con plus solar PVs and roof lights.	MSDC CIL plus PC funds £14,712 available to draw down from MSDC CIL 123	May 2023	Parish Council	Roof lights installed June 2023. Solar PV panels & battery installed July 2023. Upgrade to heating/air con on hold till later in year.
b. Expansion	CIL to be applied for	When necessary	As above plus NHSE	NHSE is requesting CIL funds from planning applications submitted to MSDC. PC has contacted NHSE to initiate discussions.
High School – parking and improved classroom and facilities provision	SCC will request CIL for school improvement	When required	SCC / Sapientia Education Trust	No plans to date
Highways safety improvements	NP CIL	Action needed by end of 2024	Parish Council and Suffolk County Council	TRO required for 20mph, business case submitted. January 2024 – Ethos consulting have produced initial plan. March 2024 Councillors reviewing next steps.
Nursery - New Provision	MSDC CIL, SCC 106 plus NP CIL. Possible SCC loan.	As soon as full planning approved	Parish Council, MSDC & SCC, ASST	Outline planning application pending on development which will provide land for new building. Discussions ongoing.

Project	Funding	Timescale	Responsibility	Notes at February 2024
Permissive Path:				
a. secure future	Precept	Short term	Parish Council	Needs to be addressed, discussion to take place with land owners.
b. update	NP CIL or Precept	Medium term	Parish Council	To be reviewed when works to adjacent site commence.
Playing field:				
a. develop & manage new land	Depends on use (CIL?)	Long term	Parish Council	January 2024: possible use as land for nature recovery with fitness track extended.
b. improve security and safety	Grants	Short term – safety by June 24	Parish Council/ Stradbroke Media	Stradbroke Media applying for grant funding for electrical kiosk on the playing field.
c. update fitness track	s.106 or CIL?	Short term	Parish Council	To be undertaken when land agreement reached for development off New St.
d. golf practice nets (added 2024)	CIL / s.106 or grants	Short term	Parish Council	Investigations could be completed with the requestor of the project.
Primary School:				
a. Parking	Planning obligation	Part of development	MSDC / Earlswood Homes	s.106 currently being prepared for outline permission to be granted.
b. Additional classroom provision	SCC will request CIL	When required	SCC / ASST	No current updates from SCC on need.
Radio Stradbroke – studios	No plans to date	Long Term	Stradbroke Media	Not yet investigated.
Sports Pavilion - at playing field site	Project not progressing - see notes.	None	Parish Council / Sports Clubs	May 2022 – discussions took place. New facility not feasible at the current time as funding not available.
Skate park		Long term	Parish Council	No plans to date. Look at previous feasibility study. No suitable location yet identified.
Tennis Courts (added 2024)	MSDC CIL / Grants	Short term	Tennis club	Lease has expired – historically Tennis club has been responsible for upkeep of courts.