



Stradbroke Neighbourhood Plan 2016 – 2036

Monitoring document: October 2022

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

Contents

Monitoring Outcome:	3
1. Review guidelines contained in the SNP	3
2. Monitoring	3
SNP Vision for the Parish:	4
Permitted Developments	5
POLICY STRAD15: LAND NORTH OF LAXFIELD ROAD	6
POLICY STRAD16: LAND EAST OF FARRIERS CLOSE	6
POLICY STRAD17: LAND SOUTH OF NEW STREET	6
POLICY STRAD18: LAND SOUTH OF MILL LANE [Road] (WEST OF QUEENS STREET)	6
POLICY STRAD19: LAND AT GROVE FARM	6
Windfall developments:	7
Predicted Development numbers	7

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 Joint 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:

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

	People (PE)
PE1	Education 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	Health 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	Sport and Leisure Deliver facilities that promote leisure and recreation facilities for all ages and abilities.
PE4	Community Increase community self-sufficiency and resilience by expanding the retail base and range of village community services.
PE5	Housing 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	Transport (non-policy) 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, Neaves Lane	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		
DC/22/02835	Bullocks Hill Farm	16/09/2022	2		
DC/22/03191	Foxgrove (garden of)	30/09/2022	2		
Total			34		

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, therefore 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. A section 73 application to remove the footpath condition was refused and an appeal dismissed.
3. The footpath site has been identified and approved by Mid Suffolk District Council (DC/22/04792).
4. 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 underway.
3. S.106 agreement is currently under review to allow for a car park to be provided replacing a LAP, which the Parish Council did not support, and is currently shown situated in the middle of the land to be given to the Parish Council.

POLICY STRAD18: LAND SOUTH OF MILL LANE [Road] (WEST OF QUEENS STREET)

1. Outline planning application submitted under DC/20/05126 – 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 In Nov. 2021 and Sept. 2022.
3. A decision on the outline application is 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.
3. Planning ref: DC/22/01391 took 2 x plots from Grove Farm, it is not clear if this will affect the number of dwellings deliverable on the Grove Farm site.

Windfall developments:

1. The sites included in the table on page 5 are applications for dwellings which have been granted since 2016, the period of the plan.
2. A full planning application for 8 dwellings – DC/22/00399 is currently under consideration by Mid Suffolk District Council. If granted this application would supersede an application for 4 dwellings granted permission in 2008 (2521/08) and would count towards the windfall development numbers. It is not clear whether the 2008 application remains extant, the Parish Council understands it will be up to any developer to prove the status of this application ahead of any building work being commenced.

Predicted Development numbers

Allocated sites:	No.	NP Policy Ref
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
Allocated sites total	213	
Windfall granted permissions	34	2016 onwards
Total of all applications/permissions	247	

Outstanding: STRAD16 = up to 34 dwellings