



# PARISH OF STRADBROKE

## Parish Infrastructure Investment Plan (PIIP)

Prepared by: Stradbroke Parish Council

Date adopted: 8<sup>th</sup> April 2019

Review date: 14<sup>th</sup> August 2023

Update: January 2024

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## **1. Introduction**

- 1.1. The Stradbroke Neighbourhood Plan was made by Mid Suffolk District Council on 18<sup>th</sup> March 2019. The work carried out by Stradbroke Parish Council through the Neighbourhood Plan Steering Group has been used alongside the further audits to support this Plan.
- 1.2. As part of the work to formulate the recently approved 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 - 2022**

- 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?"*
- 2.2. The responses were collated and where infrastructure improvements were identified, these have been included in this revised plan. Full infrastructure responses can be found on the PC website: [Parish Plans - supporting info](#).
- 2.3. 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](#).
- 2.4. In September 2021, Councillors agreed to include works to the pavilion at the bowling green at the Wilby Road site.
- 2.5. 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 added: 1. Fitness Track and 2. Permissive path. The outcomes of the EPC for the Health Centre have also been added.
- 2.6. 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 support at the present time.
- 2.7. July 2022, Councillors agreed a priority order of Parish Council led CIL projects.

### 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.

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#### 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.**

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#### 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/chiropractist
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.

### **2023 Update on Community Actions:**

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. Outline planning application including land allocation has been submitted to Mid Suffolk, DC/20/05126 refers.
2. Cllr Toni Wisbey has written in support of a bid by SCC for funds from central government to improve rural transport. SCC was unsuccessful in the bid.
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. SCC are looking at reintroducing a service in October 2023.
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.
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.
7. No further action to date.
8. Health Centre is currently undergoing extensive repair and maintenance. Discussions have started with IESCCG regarding their submissions to planning applications requesting CIL be made available to extend the current provision.
9. The Ivy House has been designated an asset of Community Value. Work on registering the White Hart has started. 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 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.

### **4. Existing Infrastructure**

- 4.1. 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.](#)
- 4.2. 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.](#)
- 4.3. 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.](#)
- 4.4. 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. Identified Needs

A review of all neighbourhood plan documents and audits highlighted the following areas of need:

### 5.1. 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.

### 5.2. Church:

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

### 5.3. 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.
- Redecoration.
- EPC recommendation report included:
  - Replace T8 lamps with retrofit T5 conversion kit
  - Replace/improve glazing and/or frames
  - Improve heating system (with optimum stop/start, weather compensation controls)
  - Possible: ground source heat pump, building mounted wind turbine, solar water heating or PV.

### 5.4. Cemetery:

- redevelop Chapel with electrical connection and possible PV panels,
- refurbishment of railings including double gates,
- accessible path, and
- work to overgrown shrubs and trees – removal of surplus soil .

5.5. 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 should 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
  - update net and practice facilities
  - scoreboard – repair and future security to avoid vandalism
  - bigger changing rooms as existing space does not accommodate Cricket teams and their equipment. (see 5.8 below)

5.6. Court House & Library:

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

5.7. Allotments:

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

5.8. Community Centre:

- instant hot water facility
- larger freezer
- blinds in the kitchen
- new commercial fridge
- bigger changing rooms as existing space does not accommodate Cricket teams and their equipment (see 5.5 above)
- extra car parking would be an advantage.
- additional space within Centre would also enable the needs of more customers to be satisfied (imperative with recent policy changes at the High School prohibiting or limiting use of their facilities)

5.9. Highways:

Traffic calming measures including

- 20mph zone within the conservation area,
- village gateways,
- textured road surfaces;
- roundels signifying speed limit
- electric vehicle charging points at the Wilby Road site.
- PCSO funding no longer being progressed as parking no longer responsibility of Suffolk Police.

#### 5.10. Permissive path:

- Secure future
- Update

### 6. Funding possibilities

- PC & MSDC Community Infrastructure Levy (CIL)
- Self-funding or fundraising by village/groups/clubs/organisations.
- External – grants. Eg Heritage Lottery Funding opportunities for the works at the Church are being investigated.

### 7. Projects underway as at January 2024

Area/building	Project	Notes
Highways	Safety improvements	Ethos consulting produced initial report – next steps to be considered.
Playing Field	Improve security and safety	Grant application underway by Stradbroke Media CIC for electrical kiosk.

### 8. Projects in consultation with MSDC, SCC or other bodies

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

### 9. Remaining Projects & Scale

Area/building	Project	Scale
Allotments	Electrical connection	Medium
Allotments	Improvement to rain water collection	Small
Cemetery	Accessible path	Small
Church	Roof repairs, flints falling from walls, Community internal space including toilets and sound/lighting	Large
Community Centre	Expansion Revamp changing rooms	Large Medium
Community Centre	Hot water facility, freezer and blinds plus commercial fridge	Small
Court House	Obtain freehold to secure building future	Medium
Court House	Sound proofing	Small



Area/building	Project	Scale
Cricket Club	Improve security at scorers hut	Small
Health Centre	Expansion	Large
High School	Improved parking plus enhanced facilities	Large
Nursery	New provision	Large
Permissive Path	Secure future	Small
Permissive Path	To be made accessible	Medium
Playing Field	Develop and manage new land	Large
Playing Field	Improve security and update fitness track	Small
Primary School	Car parking	Large
Primary School	Classroom and facilities provision	Large
Radio Stradbroke	Studios - new provision	Large
Skate Park	Location unidentified - new provision	Large
Sports Pavilion	Wilby Road site - new provision	Large

#### 10. Projects completed as at January 2024

Area/building	Project	Outcome
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
Church	Under pew heating installed.	Completed
Cricket Club	Cricket club: Update nets and practice facilities	Completed
Cricket Club	Repair Scorers Hut	Completed
Bowls Club	Renew pavilion at bowls green at Wilby Road Site	Completed
Playing Field	Revamp football dug outs	Permission granted
Chapel	External refurbishment	Completed
Health Centre	Fascia works	Completed
Playing Field	Tree works at Tennis Courts	Completed
Health Centre	Refurbishment and completion of 1 <sup>st</sup> floor	Completed
Health Centre	Installation of Solar PV panels & battery wall	Completed
Health Centre	Car park resurfacing	Completed
Playing Field	EV charging points	Completed

## 11. Implementation Plan

### 11.1. Information

- a) April 2019 - Stradbroke Parish Council approved a Parish Infrastructure Investment Plan (PIIP) following the adoption of the Stradbroke Neighbourhood Plan by MSDC in March 2019. Link: [Parish Plans - PIIP](#)
- b) February 2020 - as part of a Public Consultation Event, the residents of Stradbroke were asked to comment on the PIIP. Full responses to the consultation can be found in the Supporting Info of the full PIIP (see link above).
- c) 2020 - as part of a consultation process for a possible Parish Plan, village clubs/groups/societies/organisations were asked to identify infrastructure improvements they would find beneficial. These have been included in the PIIP and the implementation plan below. Full responses can be in the Supporting Info of the full PIIP (see link above).
- d) 2021 – a further area was identified by the Parish Council: pavilion at Bowls Club at the Wilby Road site and this was added as small scale project.
- e) 2022 – investigations into a new pavilion to allow changing rooms to be removed from Community Centre took place and the result of these discussions is that it is unlikely a suitable building can be funded. Investigations are underway to determine whether MSDC CIL funding could be made available for extending the Centre and remodelling the changing rooms in the current location.
- f) 2022 – the Parish Council is encouraging CIL applications to Mid Suffolk District Council to attract as much of the 75% CIL retained by Mid Suffolk to be invested in Stradbroke based projects.
- g) 2023 – Chapel works and Health Centre improvements well underway or completed. Balance of CIL approved for works on highways with the works at the Church being the next priority.

## 11.2. Implementation Plan by project (alphabetical)

Project	Funding	Timescale	Responsibility	Notes
<b>Allotments:</b>				
a. Electrical connection	Grants/fundraising	Not specified	SAGA / Trust	Could be part of developer agreement for site off Laxfield Road?
b. Improvement to rain water collection	Grants/fundraising	asap	SAGA / Trust	
<b>Cemetery:</b>				
a. Refurbish inside of Chapel	NP CIL	Tbc	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.
<b>Church:</b>				
a. Roof repair and flints falling from walls	Heritage Lottery and other Grants	asap	Church with Parish Council support	Investigation ongoing into funding available.
b. Internal reorganisation including toilets	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway
c. Lighting & Sound	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway
d. Internal repair	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway
<b>Community Centre:</b>				
a. Expansion - additional indoor space	Building project – Grants plus CIL	April 2022: Trustees announce project on hold	SSCC	Consultation on possible plans undertaken 2022. Information passed to Trustees on amount available from MSDC (75% up to max £100k, if in IDP 75% up to max £200k) for CIL and grants ( <b>figure revised Dec. 22</b> ). When additional CIL received SPC could contribute 25% of MSDC CIL.

Project	Funding	Timescale	Responsibility	Notes
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	Consultation underway 2022. Trustees announce project on hold	SSCC/sports clubs with support from Parish Council / FA / ECB	May 2022 – New pavilion unlikely, following meeting with FA. Funding could be available from Suffolk FA (£25k) and ECB (£10k) to add to a CIL bid of 75% up to £100k ( <b>figure revised Dec. 22</b> ) plus grant of £25k.
c. Facilities: hot water facility, freezer and blinds	SSCC funds/Grants		SSCC	No updates available.
d. Added Aug 2020 –commercial fridge required (WI submission)	SSCC funds/Grants		SSCC	To comply with food safety requirements. No update available.
<b>Court House/Post Office:</b> a. secure future by obtaining freehold of building b. sound proofing	To be investigated  Grants plus CIL needed to top up	No plans to date  No plans to date	SCALT / SCC  SCALT with Parish Council support	
<b>Cricket Club:</b> Scorers Hut security		asap	Cricket Club	Part of overall playing field security
<b>Health Centre:</b> a. Energy efficiency – upgraded heating/air con plus solar PVs and roof lights.	MSDC CIL plus PC funds	May 2023	Parish Council	Roof lights installed June 2023. Solar PV panels & battery installed July 2023. Upgrade to heating/air con on hold.
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.
<b>High School</b> – parking and improved classroom and facilities provision	SCC will request CIL for school improvement	When required	SCC / Sapientia Education Trust	No plans to date
<b>Highways safety improvements</b>	NP CIL, SCC can request CIL from MSDC	Action needed by end of 2023	Parish Council and Suffolk County Council	TRO required for 20mph, business case submitted. January 2024 – Ethos consulting have produced initial plan. Councillors reviewing next steps.

Project	Funding	Timescale	Responsibility	Notes
<b>Nursery</b> - 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.
<b>Permissive Path:</b> a. secure future  b. update	Precept	Short term	Parish Council	Needs to be addressed, discussion to take place with land owners.
	NP CIL or Precept	Medium term	Parish Council	To be reviewed when works to adjacent site commence.
<b>Playing field:</b> a. develop & manage new land  b. Improve security and safety  c. update fitness track	Depends on use (CIL?)	Long term	Parish Council	Possible energy project / community space.
	Grants			Stradbroke Media applying for grant funding for electrical kiosk on the playing field.
	s.106 or CIL?	Short term	Parish Council	To be undertaken when land agreement reached for development off New St.
<b>Primary School:</b> Parking	Planning obligation	On hold	MSDC	Outline planning under consideration.
Additional classroom provision	SCC will request CIL for school improvement	When required	SCC / ASST	SCC have stated in relation to planning application off Mill Road, that Primary School needs to expand. Discussions ongoing.
<b>Radio Stradbroke</b> – studios	No plans to date	Long Term	Stradbroke Media	Not yet investigated.
<b>Sports Pavilion</b> - at playing field site	Funding not available. Project not progressing - see notes.	On hold	Parish Council / Sports Clubs	May 2022 – discussions took place. New facility not feasible at the current time as funding not available.
<b>Skate park</b>		Long term	Parish Council	No plans to date. Look at previous feasibility study. No suitable location yet identified.