

STRADBROKE PARISH COUNCIL

**Manfield House, 7 Norwich Road
Ditchingham, NR35 2JJ
tel: 07555 066147
email: clerkspc@thesmys.com**

14 June 2015

Dear

At a public meeting in Stradbroke support was forthcoming for the creation of a Neighbourhood Plan for the village. To that end a steering group was established and, within that, sub committees to research various areas of importance to the life of the village.

The Housing Work Stream was asked to research the requirements for housing in the village for the future eg how many houses should be planned for, type of housing required and where they should be built.

The Work Stream has asked me to write to you to enquire if you have suitable land that could be considered for the provision of housing for Stradbroke. If so, the members would like to meet you to discuss the site and possibilities it would afford.

The members of the Work Stream would appreciate any assistance, including positive suggestions you could offer and if you should wish to have further discussion please contact Jacqueline Holmes on 01379 384986 or contact me via email or post and I will pass on the correspondence. An early response would be appreciated.

Yours sincerely

Clerk

Clerk to the Council: *Carol A Smy MILCM*

STRADBROKE PARISH COUNCIL

tel: 07555 066147

email: stradbrokepc@outlook.com

18 August 2015

Dear

Please accept my apologies...I thought I had acknowledged your letter concerning land available for housing but, obviously, did not.

I passed your letter on to the Neighbourhood Planning Group as they are collating all the relevant information and I am sure they will be in touch in due course.

Yours sincerely

Carol A Smy MILCM

Former Clerk to the Council

Manfield House
7 Norwich Road
Ditchingham
NR35 2JJ



Stradbroke Parish Council

Mill Hill House, Church Lane, Wickham Skeith, Suffolk IP23 8NA

tel: 07555 066147

email: stradbrokepc@outlook.com

28th July 2017

Dear

Further to Gillian Rennie-Dunkerley's letter of 21st June, I am writing to you to seek clarification on sites being proposed for consideration within the Neighbourhood Plan being drawn up for the Parish of Stradbroke.

Following the resignation of long serving members of the Neighbourhood Plan working group an audit of evidence needed to support the plan has highlighted some apparent gaps, I apologise in advance if this may appear to be duplication.

Neighbourhood Plans once made are planning documents and evidence based and therefore it is essential that we are able to rely on the information we have to formulate the Plan, and when we consult with the public.

This is not a consultation document or evidence of any support for or against any sites, but a clarification exercise. Once we have verified all the information with the site assessment surveyor, we hope to be in a position to share a draft of the report with all landowners. To this end we would ask you to respond in writing as soon as possible to the questions listed below.

Please find enclosed four maps:

- Map 1 is a Mid Suffolk call for site submission map.
- Map 2 is an extract from a Mid Suffolk Land Availability document showing sites MSDC has assessed as suitable for development.
- Map 3 is an extract from the Mid Suffolk Joint Local Plan that shows some of the sites available and suitable for development, some of which are also shown on the other maps. However, the boundaries of the sites differ and two of the sites were rejected for development.
- Map 4 is the Neighbourhood Plan list of sites for assessment, and which have recently been assessed. However, some of the sites shown have been partially assessed. Details of some of these changes may be found in the note at the foot of Map 3. Additionally, NP sites 9 and 13 were not assessed because they had

previously been rejected for development by MSDC because of their poor relationship to existing settlement, services and facilities.

The Parish Council needs to clarify four things.

1. Site Submission.

Please review Maps 1 and 2. Where relevant, please confirm the boundaries of the sites submitted are accurate **whether they were later rejected or not.**

NB Site boundaries differ between the various sites marked on the various plans.

2. Ownership.

Please review Map 4 and confirm on each site marked up the sites over which you have 100% ownership and control. If the site shown does not match your ownership then mark the extent of your ownership.

3. Agreement.

Please review Map 4 and confirm that you gave agreement for the whole of the proposed site shown on Map 4 to be independently assessed as part of the Neighbourhood Planning process, and that the site shown is deliverable. If the site shown on Map 4 is in joint ownership confirm if you are willing or able to work with the other landowner and to promote it for development.

4. Development.

Please review Map 4 and mark up the area of the site you wish to allocate for development. Include in this area any amenity or land you propose to offer for amenity, parking, service improvement or other non-housing use, (specific plan nor alternative not needed, **this is a scoping exercise only**).

Finally, could you also provide a best guess timescale for development start and completion eg; within 1-5 years, 5-10 years, 10 years , 15 years, 20 years+ .

If you have any other information you wish to share with us now, based on comparing all four maps, or on any other point about the land, please also include this in your response.

Yours sincerely

Miss Odile Wladon
Clerk to the Council



**Stradbroke
Parish Council**

Mill Hill House, Church Lane, Wickham Skeith, Suffolk IP23 8NA
tel: 07555 066147
email: stradbrokepc@outlook.com

18th September 2017

CONFIDENTIAL

Dear

Further to my letter dated 28th July, I am writing to advise that we have received the finalised AECOM site assessment report following the assessments of sites proposed for development within the Parish of Stradbroke. AECOM assessed all sites not previously assessed by Mid Suffolk District Council for the SHLAA (land availability assessment) published in May 2016.

Please note that the final AECOM report is not for public consultation at this time, we aim to make the report available to the public at the consultation events scheduled for 17th and 19th October 2017.

You will find enclosed an extract from the Executive Summary of the AECOM report concerning land that you have confirmed as owned solely by yourself or jointly with another party. AECOM did not undertake a full assessment of the land because the site was originally either accepted or rejected by Mid Suffolk District Council in their own assessments and AECOM did not revisit these decisions. If the land is owned jointly, could I ask that you forward a copy of this letter and its enclosures to any other parties involved? For ease of reference I have also enclosed a copy of the map showing all land put forward for possible inclusion in the Neighbourhood Plan and their site references.

Please note that the site assessment report is an evidence document, not a policy document. It is a snapshot in time and it is therefore likely that it could be superseded by more recent data, such as the Draft Joint Local Plan recently issued by Babergh & Mid Suffolk District Councils. Therefore, if you think you have convincing evidence that any of the conclusions reached in this extract are wrong, incomplete or outdated, it is in your interests to present this evidence to Stradbroke Parish Council at the earliest possible opportunity, as responses from landowners, along with the results of the consultations and masterplanning exercises will be included into the draft Neighbourhood Plan when

submitted to Mid Suffolk. If received in time, we can also then reflect your view at the public consultation events.

Stradbroke Parish Council is now working with AECOM on a masterplanning process to develop its evidence base to support its proposals to Mid Suffolk and it is expected these will be available in draft form by the time of the public consultation.

It is for Stradbroke Parish Council to decide what policy line to take for submissions to Mid Suffolk within the Neighbourhood Plan based on the evidence presented by both AECOM and the landowners. Where this evidence conflicts, Stradbroke Parish Council must make a policy judgement for site allocations and then defend and justify that judgement at the Plan Examination stage through robust evidence and methodology. Our objective is to align the Neighbourhood Plan with the emerging Local Plan, but to use evidence from these inputs to support our position reflecting the Stradbroke Community as widely as possible.

To make you aware, the Neighbourhood Plan is a wholly separate exercise to the Babergh & Mid Suffolk District Council Draft Joint Local Plan, which is currently also out for consultation and closes on the 10th November 2017. This draft plan can be found on the Mid Suffolk website under: <http://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

Where there are differences between a Neighbourhood Plan assessed site and Mid Suffolk District Council; and the consultation exercise, evidence base and the Neighbourhood Plan assessment of sites combine to make a case to amend the Local Plan, then those proposed changes will be put forward and strongly supported by the Parish Council.

If though you are unhappy with what you see in the Local Plan now then please make any representations directly to Mid Suffolk, but if you would like to also forward them to Stradbroke Parish Council we will include them in the Neighbourhood Plan response to the Mid Suffolk consultation.

If we received a response from a Land Agent on your behalf we have also copied this letter to them.

Yours sincerely

Miss Odile Wladon
Clerk to the Council

on behalf of Alex Bloss – Chairman, Stradbroke Neighbourhood Plan working group

Enc: Extract of AECOM report / Neighbourhood Plan Map



Mill Hill House, Church Lane, Wickham Skeith, Suffolk IP23 8NA
tel: 07555 066147
email: stradbrokepc@outlook.com

15th January 2018

To: English Heritage,
Natural England,
Environment Agency

Dear Statutory Consultee,

STRADBROKE NEIGHBOURHOOD DEVELOPMENT PLAN

- 1. The Environmental Assessment of Plans & Programmes Regulations 2014, Regulation 9 Screening Determination**
- 2. Habitats Regulation Assessment**

Strategic Environmental Assessment

European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant (environmental) effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) require that this is determined by a screening process, which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.

In accordance with Regulation 9 of the SEA Regulations 2004, Stradbroke Parish Council (the qualifying body) commissioned Navigus Planning to consider whether an environmental assessment of the emerging Stradbroke Neighbourhood Plan is required due to significant environmental effects. Navigus Planning has concluded that the Stradbroke Neighbourhood Development Plan is likely to have significant environmental effects and, therefore, that an assessment is required. Attached is the statement of reasons for the determination. In making this determination, they have had regard to Schedule 1 of the Regulations. The draft Neighbourhood Plan is currently at the pre-submission stage with the consultation closing on 2nd March 2018. As per paragraph 51 and 73 of the Planning Practice Guidance, the plan's potential scope should be assessed at an early stage against the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004.

We are therefore consulting you as statutory consultee on whether an environmental assessment is required. This letter is a formal request for an opinion on this matter at this time. The screening opinion will be reviewed if changes are made to the Neighbourhood Plan.

Habitats Regulations Assessment

Directive 92/43/EEC on the conservation of natural habitats, commonly referred to as the Habitats Directive, is also of relevance. A Habitats Regulation Assessment (HRA) identifies whether a plan is likely to have a significant effect on a European Site, either alone or in combination with other plans or projects. The assessment determines whether significant effects on European sites can be ruled out on the basis of objective information.

A Habitats Regulation Assessment Screening Report prepared by Navigus Planning on behalf of the Parish Council is attached.

This concludes that no likely significant effects in respect of the European sites within 20km of Mid Suffolk District will occur as a result of the implementation of the Stradbroke Neighbourhood Plan. As such, the Neighbourhood Plan does not require a full HRA to be undertaken.

We are therefore consulting you as a statutory consultee on whether a HRA is required. This letter is a formal request for an opinion at this time.

In conclusion, we would ask you to respond with your views on both the SEA Screening and the HRA Screening by 5pm on Monday, 12th February 2018 which will be 28 days from the date of this letter, via email or post (all contact details are listed above).

I am also attaching the Pre-submission Draft of the Stradbroke Neighbourhood Plan on which we are carrying out a Regulation 14 consultation from 20/01/2018 to 02/03/2018.

Yours sincerely

Odile Wladon

Miss Odile Wladon
Clerk to the Council

Attachments:

- 1. SEA Screening Report for Consultation (Jan 2018)*
- 2. HRA Screening Report for Consultation (Jan 2018)*
- 3. Stradbroke Neighbourhood Plan Pre-submission Document*

Stradbroke Draft Neighbourhood Plan

SC

Stradbroke Parish Council <StradbrokePC@outlook.com>

Thu 18/01, 23:21

You

You forwarded this message on 20/01/2018 19:01

STRADBROKE NEIGHBOURHOOD PLAN 2016-2036

On **Saturday 20th January 2018**, Stradbroke Parish Council will be launching the **Regulation 14 pre-submission consultation** on the proposed Neighbourhood Plan.

The Vision of the Neighbourhood Plan:

“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 Parish Council has agreed **12 objectives** it needs to fulfil to achieve the vision. To help the Parish achieve its objectives, the Neighbourhood Plan contains **19 policies** to guide development.

The Parish Council has allocated **4 development sites** to be included in the Neighbourhood Plan. These 4 sites are expected to generate between **130 and 222 houses over the next 20 years**, this together with planning permissions already granted will bring growth to the Parish using a structured and managed process.

The complete Draft version of the Neighbourhood Plan, plus supporting documentation will be available on the Neighbourhood Plan pages of the Parish Council website: <https://www.stradbrokepc.org/committees-working-parties>

A **hard copy** of all documents will also be available to view in the **Stradbroke Library**:
Mon/Tues/Thurs/Fri 2pm till 5pm and Thurs/Sat 9am till 1pm

What Happens Next?

There is a strict process which dictates the production of a Neighbourhood Plan and ensures that the final result represents the true wishes of the community.

We are now entering the **Formal Consultation Period** for the Plan. This will run for 6 weeks until 2nd March 2018. It is during this time **we need your comments** on the draft plan. These can be made by either: **completing the comments box** on the **Parish Council website**; or **emailing the Clerk** at: stradbrokepc@outlook.com ; or **writing to**: The Clerk, Stradbroke Parish Council, Mill Hill House, Church Lane, Wickham Skeith, Suffolk IP23 8NA

The deadline for comments is 5pm on 2nd March 2018.

After this period all the comments received are collated and any necessary changes are made to the plan. **The plan is then submitted to Mid Suffolk District Council who will also consult with the public.** After these consultations, **Stradbroke's plan will go to an Inspector** who ensures that there are no areas of the plan which contravene other local or national policies that would prevent implementation of the plan. When this is complete there follows **a local referendum** on the plan which is the community's final opportunity to either accept or reject the plan. If the plan is accepted it remains in force until 2036 and guides development in our area with respect to the wishes of local residents.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council

Mobile: 07555 066147

This email and it's contents are sent to you in my capacity as Clerk to the Council, and in accordance with the requirements of the role of Proper Officer.

Stradbroke Draft Neighbourhood Plan

SC

Stradbroke Parish Council <StradbrokePC@outlook.com>

Thu 18/01, 19:59

You

Draft Stradbroke Neighbourhood Plan 2016-2036.pdf
4 MB

Consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) - Stradbroke Neighbourhood Development Plan

We are writing to inform you that Stradbroke Parish Council will formally commence its Regulation 14 statutory consultation on its Draft Neighbourhood Plan (NP) on Saturday, 20th January 2018. The consultation will run for 6 weeks and close at 5pm on 2nd March 2018.

A copy of the Draft Stradbroke NP is attached. This, and the supporting documents, can also be found on the Parish Council website at:

<https://www.stradbrokepc.org/committees-working-parties>

Please send any comments you may wish to make to the Parish Clerk by email to: stradbrokepc@outlook.com

or in writing to:

The Clerk
Stradbroke Parish Council
Mill Hill House
Church Lane
Wickham Skeith
Suffolk IP23 8NA

To be received by the above deadline.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council
Mobile: 07555 066147

This email and its contents are sent to you in my capacity as Clerk to the Council, and in accordance with the requirements of the role of Proper Officer.