



# Stradbroke Neighbourhood Plan 2016 – 2036

**Monitoring document: August 2020**

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

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## Monitoring Outcome:

The emerging BMSDC 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 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.
- 2.6. Community Actions were identified within the plan and Stradbroke Parish Council is addressing these actions through the business of the Council via the Parish Plan Working Party.

## 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:

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

	<b>People (PE)</b>
PE1	<b>Education</b> 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	<b>Health</b> 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	<b>Sport and Leisure</b> Deliver facilities that promote leisure and recreation facilities for all ages and abilities.
PE4	<b>Community</b> Increase community self-sufficiency and resilience by expanding the retail base and range of village community services.
PE5	<b>Housing</b> 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	<b>Transport (non-policy)</b> To achieve improved transport to services at distance, especially educational services for post-16 students.

## Monitoring Evidence:

Pages 5-6 contain **brief** monitoring notes and updates on progress Stradbroke is making towards reaching the housing target as outlined in Policy STRAD1 and the emerging BMSDC Local Plan.

Details of full planning applications approved since 2016 and permissions that will generate dwellings within the lifetime of the SNP:

MSDC Ref	Site Address	Date of Approval	Net dwellings gained	Building Control Start Date	Development Progress
DC/18/01335/Ful	Havensfield Farm, Fressingfield Road	06/02/2018	2		Not started
DC/17/06203/Ful	Land Formally Known as Mark Peacock Landrover, Neaves Lane	18/05/2018	6	25/01/2019	Construction complete
DC/18/01335/Ful	Hillcrest, New Street	23/05/2018	see below	One house will be demolished to build 2	Not started
DC/18/02621/Ful	Plot 1, Hillcrest, New Street	10/08/2018	1	05/09/2018	Under construction
DC/18/02624/Ful	Plot 2, Hillcrest, New Street	10/8/2018	1		Not started
DC/18/02634/Ful	15 Woodfields	16/10/2018	1		Under construction
DC/18/03643/Ful	The Oaks, Drs Lane	15/10/2018	1	25/03/2018	Under construction
M/2098/13/Ful	Land At Havensfield Farm, Fressingfield Road	20/12/2013	1	08/11/2016	Under construction
M/2141/16/Ful	Summer Place, Battlesea Green	03/08/2016	1	02/01/2019	Under construction
M/2532/14/Ful	Land adj The Laurels Bungalow, Church Street	15/06/2015	3	06/06/2019	Under construction
M/2815/15/Ful	Valley Farm, New Street	05/10/2015	3		Under construction
M/2980/16/Ful	Land at the Paddocks	23/09/2016	1	01/04/2017	Under construction
M/3142/09/Ful	Land to rear of Doggets Farm , New Street	23/12/2013	3	15/09/2010	Under construction – footings laid
0069/16/Ful	Westland House	03/03/2016	1		
0068/16/Ful	5 Meadow Way	10/03/2016	1		Planning permission Lapsed – previous planning still valid
0310/17/Ful	White House Cottages, Queens Street	13/03/2017	1		
		<b>Total</b>	<b>27</b>		

## Site Allocation Update:

### **POLICY STRAD15: LAND NORTH OF LAXFIELD ROAD**

Outline planning permission was granted on 07/08/19 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/19/05968 refers.  
Planning permission was refused by Mid Suffolk District Council.
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.

### **POLICY STRAD17: LAND SOUTH OF NEW STREET**

1. Outline planning application was granted on 24/04/19 under reference: DC/19/00022 for up to 60 dwellings.
2. It is expected that a fully policy compliant proposal will come forward in a timely way with its requirement to deliver 35% affordable homes, additional community land and CIL funding.

### **POLICY STRAD18: LAND SOUTH OF MILL LANE (WEST OF QUEENS STREET)**

1. A development company has taken an option on the allocation site STRAD18 and a wider area of land in the same ownership.
2. The developer submitted proposals for developing the enlarged site for a greatly increased number of dwellings – up to 110 - at a full Council meeting on 10<sup>th</sup> June 2019 and the following resolution was passed:
  - a. *That the Earlswood Homes site expansion proposal be rejected.*
  - b. *Any planning application submitted must, within reason, be compliant with Neighbourhood Plan Policy STRAD18. There is some flexibility in numbers due to the car park reduction from 3000sqm to 1000sqm size.*
  - c. *That the developer produces a [baseline] DAT viability appraisal for approximately 76 homes.*

### **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 refers.
2. The application was granted on 24/03/2016; therefore the planning permission has now lapsed and falls to be determined by the SNP policies.

**Outline permissions granted under STRAD15 & STRAD17 plus construction underway total: 155 dwellings.**

**This figure added to the development included in the SNP from STRAD16, 18 & 19 will enable Stradbroke to fulfil the requirements of both Policy STRAD1 and the allocation in the emerging BMSDC Local Plan.**

Pages 7 & 8: **brief** notes on monitoring of Infrastructure requirements and Community Actions.

### Infrastructure:

The PIIP was created following an audit in 2018/19, with an update in 2020. The areas of need were identified as:

Scale	Priority	Project
Large	High	New Nursery Building
	High	Church Roof Added August 2020: Boiler/Heating/Flints falling from walls
	Second	Expansion of Health Centre – Wilby Road
	Second	Improved parking at schools
	Second	Classroom and facilities provision
	Second	Highways improvements
	Second	Added Aug 2020: Expansion of Community Centre
	Third	Additional Sports Hall at playing field
	Third	Skate park
	Third	August 2020: Studios for Radio Stradbroke
Medium	High	Secure Post Office/Court House (retain building)
	High	Allotments - Electrical connection: (could be part of development off Laxfield Road)
	Second	Church toilets
	Third	Chapel repairs, electricity connection
Small	High	Allotments – improvement to rain water collection
	High	Court House – sound proofing
	High	Community Centre – hot water facility, freezer and blinds August 2020 – new commercial fridge added to list
	High	Playing field – improve security
	High	Added Aug 2020: Playing field – revamp dug outs
	High	Added Aug 2020: Cricket Club Update nets and practice facilities Repair and improve security Scorebox.
	Second	Cemetery Path (accessible)
	Second	Electric Charging Points
	Second	Cemetery railings and gate
	Third	Church lighting and sound
Third	Cemetery tidy including cutting back of shrubs and hedges. Removal of surplus soil	

A PIIP implementation plan was approved in October 2019 and is reviewed annually.

PIIP and implementation plan can be viewed at: <https://www.stradbrokepc.org/parish-plans>

## 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/chiroprapist
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.

### Update:

1. Allocation of CIL for a feasibility study for the nursery has been put on hold pending a planning application being received for Policy STRAD18.
2. Toni Wisbey, a member of the Parish Plan Working Party, has written in support of a bid by SCC for funds from central government to improve rural transport.
3. SCC cut many staged bus services in Stradbroke. Toni Wisbey has been active in arranging alternative community transport, through Border Hopper and BSEVC.
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 Plan Working Party invited all clubs/societies/groups/organisations in Stradbroke to complete a questionnaire. To help promote the groups etc, all were invited to run a stall at an Information Fair as part of the Annual Parish Meeting. This had to be postponed due to COVID-19, and will be rearranged once the current restrictions are lifted.
6. Drains have been cleared on the Wilby Road site to alleviate flooding issues at the Health Centre. 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. There are no plans at the present time to expand the facility or re-provide an enlarged provision.
9. No progress has been made on this action.
10. The Parish Plan Working Party is establishing a working group to review the service in Stradbroke following reports of very poor internet access during the COVID-19 lockdown with a large number of residents working from home and pupils accessing online learning.