

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement**

### **Appendix A**

March 2018

## Stradbroke Neighbourhood Area Designation Application Responses

September 2011

In order to prepare a neighbourhood plan the first formal stage is to designate the Neighbourhood Area (see Neighbourhood Planning (General) Regulations 2012). The ‘qualifying body’ (the town or parish council) has to apply to Mid Suffolk District Council to designate a neighbourhood area stating its reasons and submit a map of the proposed area.

Mid Suffolk District Council received an application from Stradbroke Parish Council to designate a Neighbourhood Area to enable the production of a Neighbourhood Plan. A statutory consultation as set out in the Neighbourhood Planning (General) Regulations 2012 sections 5 – 8 was undertaken by Mid Suffolk District Council between 23rd July until 10pm on 10<sup>th</sup> September 2011 (allowing for a one week extension agreed to accommodate an adjoining Parish Council’s meeting and parish magazine publication). The following comments were received:

Date	Consultee Name	Consultee Organisation	Comments	Action required?								
07/09/11	Ale Pullen Parish Clerk	Wilby Parish Council	The council members considered the proposal and have no objections	N								
03/09/11	James Cutting	Suffolk County Council	<p>Thank you for consulting Suffolk County Council on the matter of designating a neighbourhood plan area for a future Stradbroke Neighbourhood Plan. The County Council has no objection to the area as proposed in your letter dated 22 April. However as the plan is developed appropriate consideration will need to be given to the impacts of proposals on other parishes in the locality.</p> <p>The Plan may or may not impact on County Council service responsibilities depending on what the Parish Council is seeking to achieve. If the Plan is likely to impact on any of the County Council’s services, such as transport or education (in particular), we would welcome the opportunity to discuss the Parish Council’s proposals. Relevant County Council services include:</p> <table border="1" data-bbox="898 1182 1682 1315"> <tbody> <tr> <td data-bbox="898 1182 1290 1219">Highways and transport</td> <td data-bbox="1290 1182 1682 1219">Education (incl. pre-schools)</td> </tr> <tr> <td data-bbox="898 1219 1290 1256">Surface Water Management</td> <td data-bbox="1290 1219 1682 1256">Social Care</td> </tr> <tr> <td data-bbox="898 1256 1290 1292">Archaeology</td> <td data-bbox="1290 1256 1682 1292">Fire and rescue</td> </tr> <tr> <td data-bbox="898 1292 1290 1329">Libraries</td> <td data-bbox="1290 1292 1682 1329">Waste Infrastructure</td> </tr> </tbody> </table> <p>Please contact me or my colleague Robert Feakes via the contact details above if we can be of assistance.</p>	Highways and transport	Education (incl. pre-schools)	Surface Water Management	Social Care	Archaeology	Fire and rescue	Libraries	Waste Infrastructure	N
Highways and transport	Education (incl. pre-schools)											
Surface Water Management	Social Care											
Archaeology	Fire and rescue											
Libraries	Waste Infrastructure											

## Stradbroke Neighbourhood Area Designation Application Responses

September 201

Date	Consultee Name	Consultee Organisation	Comments	Action required?
27/08/1	Rachel Bowden	Natural England	<p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments Habitats Regulations Assessment screening and Environmental Impact Assessments where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p> <p>The following is offered as general advice which may be of use in the preparation of your plan. Natural England together with the Environment Agency English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: <a href="http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf">http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</a></p> <p>Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <a href="http://www.nbn-nfbr.org.uk/nfbr.php">http://www.nbn-nfbr.org.uk/nfbr.php</a></p>	<p>General advice is provided which has been forwarded to Stradbroke Parish Council. No further action required.</p>
05/08/1	David Grech	English Heritage	<p>No objection to this designation. A preliminary desktop study of the area covered by the proposed Neighbourhood Plan has shown the parish includes a number of designated heritage assets including Stradbroke Conservation Area which includes a significant number of listed buildings. There are primarily located along New Street Queen Street and Church Street and include the Grade II* listed Church of All Saints plus a number of other</p>	<p>Copy of letter forwarded to the Parish Council. No further action required.</p>

## Stradbroke Neighbourhood Area Designation Application Responses

September 201

Date	Consultee Name	Consultee Organisation	Comments	Action required?
			<p>buildings again mainly listed at Grade II but Broad End Farmhouse in the east of the parish and Hill House Farmhouse in the northwest of the parish are both listed at Grade II*. In line with national planning policy it will be important that the strategy for this area safeguards those elements which contribute to the significant of these assets so that they can be enjoyed by future generations of the area.</p> <p>We consider that the planning team and historic buildings conservation officer at Mid Suffolk District Council will be best placed to assist the parish in the development of their Neighbourhood Plan and in particular how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of this plan but we would welcome the opportunity to comment on a draft in due course.</p> <p>Furthermore we would recommend that the Parish consult the Historic Environment Record to gain advice on designated heritage assets and archaeological matters together with locally-important buildings archaeological remains and landscapes. Some historic Environment Records may be available on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>). It may also be useful for the parish to involve local voluntary groups such as the local Civic Society or local historic groups in the production of their Neighbourhood Plan.</p> <p>To this end information of our website might be of initial assistance: <a href="http://www.english-heritage.org.uk/caring/get-involved/improve-your-neighbourhood/">http://www.english-heritage.org.uk/caring/get-involved/improve-your-neighbourhood/</a></p> <p>The Parish Council may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. In the event that the area application is successful please provide the Parish Council with a copy of this letter.</p>	

## Stradbroke Neighbourhood Area Designation Application Responses

September 201

Date	Consultee Name	Consultee Organisation	Comments	Action required?
23/07/1	Sue Bull	Anglian Water	Thank you for the opportunity to comment on this proposal.  Whilst I do not have any comment to make at this area designation stage I would welcome the opportunity to comment on later consultations should the plan progress to a draft.	N

As no material objections were received using delegated powers the Head of Economy can designate the Stradbroke Neighbourhood Area to allow the community's plan to proceed to the next stage.

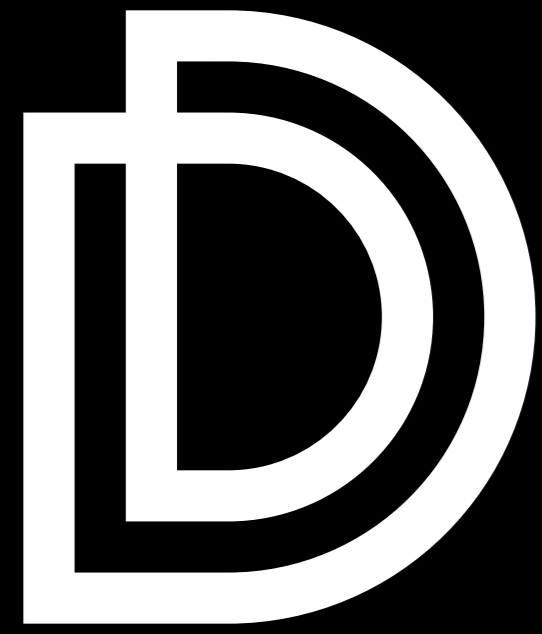
# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement**

### **Appendix B**

March 2018



Direct Dialogue  
Progressive Research

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19/01/2015 DD 2058

Stradbroke Neighbourhood Plan:  
qualitative research pilot study



# Objectives and method





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**Discover and clarify what the are key themes the Stradbroke community wishes the plan to address**

gauge which are most important, broadly-based

**Identify the key questions, issues within each of these themes**

what matters to people?

**Input into the subsequent survey across the whole community**

what should be addressed in quant survey



8 discussions were conducted; most had 5-6 participants

**1 x teens - year 9 (14 year olds)**

**3 x mums and dads with kids under 18**

**2 x mums and dads with adult offspring**

**2 x retired**

(We did not succeed in recruiting a discussion among young adults with no kids)



**Things worth  
keeping, protecting**

want to keep  
valued  
core, central

**Things to gain,  
develop**

yes please  
want more of  
opportunities

**Things to drop,  
lose, avoid**

no thanks  
minimise, reduce  
dangers



# Overview



Very high degree of continuity across lifestage segments:

High levels of pride, satisfaction in the village: it feels a good (special) place to live; it has a unique character; it benefits from outstanding amenities, services

Most common stance: *'we must take care not to lose, spoil what we have here'*

Most people feel protecting Stradbroke's current assets, character is a central job of the proposed Neighbourhood Plan

**A very consistent, positive, optimistic story emerges**



Some logical, expected differences in ***perspectives, priorities***. For example:

<b>Teens</b>	less interested in employment; more interested in a meeting place for young people
<b>Parents with younger children</b>	Higher focus on schools
<b>Parents with older children</b>	employment; affordable housing
<b>Retired</b>	clubs/societies; healthcare; sheltered/supported housing

**But there are few differences in *content*: similar points were raised in all discussions, from teens to retired**



**Content:  
keep, protect**



*"If I pass someone I don't know and they don't say hello, I think they can't be from around here"*

*"I wanted to retire to a proper village"*

*"A mud-on-the-road place"*

*"We have very few social problems, antisocial behaviour"*

*"There's always something going on"*

*"Safe for children"*

## **Stradbroke community**

*"The sort of place where people look out for one another"*

*"It's a calm, peaceful place to live"*

*"It's just a lovely place to live and bring up a family"*

*"A great place to bring up children"*

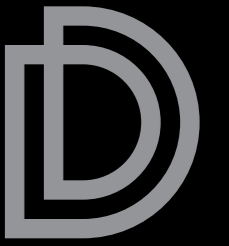
*"It's so friendly"*

*"My two look forward to coming home after our holidays - I think that's lovely"*

*"Still a thriving, working village"*

*"It's genuine... authentic"*





## Important to all

A strong sense of community often the first thing to be mentioned

**friendly, sociable, neighbourly, helpful**

**low crime, feelings of safety, security**

a proper **working country village** - not a small town, nor a 'touristy', 'second-home', 'Retiree' or 'dormitory village'

not simply a feeder village for local town; has its own integrity

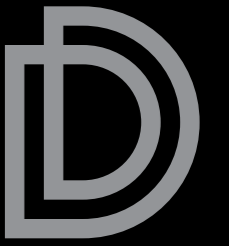
*"Small enough for individuals to count"*

people feel a significant part of the whole - the village is small enough for residents to feel they know others and are acknowledged, valued

Retains a genuine rural character

Open spaces, views, not hemmed in or completely in-filled; the look and feel of the place is valued

**All segments are open to Stradbroke evolving, developing...  
but they hope for its essential character to be retained**



Has seen major changes

Some long term residents can feel not always for the better  
The village used to be more complete/self-contained (more shops, bank etc)

A broad sense that the village is just emerging from a dip in fortunes (with closure and re-opening of shops); general optimism that Stradbroke is thriving, 'healthy' and 'on the up'.

Population profile

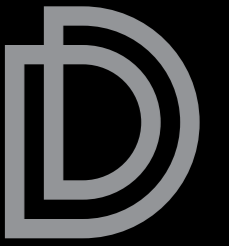
Has been a large influx of people coming to Stradbroke

Balanced population - young and old; new arrivals and 'lifers'.  
**Attracting and keeping families** is seen to be a priority if Stradbroke is to remain a thriving place

The schools are felt to be essential in this (and evidence that they do indeed attract new families "*our kids can walk to school*")

Also, consequences for the type of any future development - consistent wishes for balanced housing, including reasonably-priced, rentals and properties suitable for seniors

# A dynamic, socially active place



Lots going on...

very active groups, clubs, associations, sports clubs, The Festifull, WI, Good Neighbours, various specific interest groups... all supported by excellent resources, amenities

**Retail** appears central to village's integrity, sociability

The shops are deemed to be a very important aspect, deserving of support, protection

*"It's where people meet"*

*"It's where you chat to your neighbours"*

*"Keep the village alive - they're at the heart of the village"*

Pubs also - especially as they are each different in character

The Churches

Seen as important on many levels - social, spiritual, cultural, visual

**Residents feel Stradbroke offers extraordinarily rich social, cultural, opportunities; also an especially wide range of active options (sports, exercise) is available**



## **Village amenities: important to all**

Shops, retail: Spar, Bakery, Butchers, Hairdressers,  
Post Office, Cafe (planned), specialist/craft retail

Health centre

Library

Community centre

Sports centre (pool, gym, pitches, courts, greens)

Green spaces - cemetery, playing fields/playgrounds;  
allotments; nature reserve; footpaths

Fire station

Parish newsletter, Radio Stradbroke (teens), websites

## Vernacular architecture

Conservation area around village centre, esp. All Saints Church

Fine old/traditional buildings

Courthouse

*"The **look** of the village"*

# Schools; employers



Schools:  
regarded as core  
feature of the village

Seen as important element to maintain a balanced population  
of young and old

A reason for families to choose to live in Stradbroke

Concerns over falling rolls

Employers: vital, to  
be encouraged

Agricultural/farming community

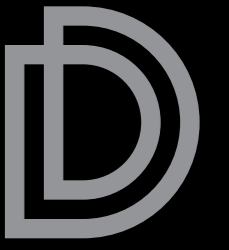
Skinner's

BQP

the wide range of small businesses, services, self-employed

## Other 'Keep, protect' points (community)

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Trevor

*"the village helper"*

A loved village character

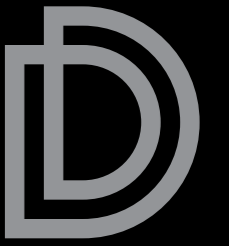
Helpful, adds to sense of safety, community

Good Neighbours

Valued, appreciated



**Gain, develop**



A broad welcoming of development in principle...

... but people are keen to ensure the right **kind** of development

*"If we want to keep the amenities we'll have to attract the population to support them - if the population drops, we'll lose them"*

*"Village life has to continue to develop, evolve"*

*"We don't want a static, 'museum' village"*

*"Sustainable" "Controlled" "Steady"*

*"A mix of housing, for young and old"*

*"Evolved, cohesive growth"*

*"Reasonably-priced housing, so young people are not forced to leave"*

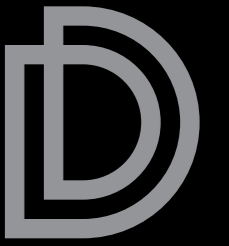
*"Balanced growth - not just houses but infrastructure, services, jobs to go with them... managed growth"*

*"Affordable houses, for the range of ages, circumstances"*

*"Care Home or sheltered housing as part of the development"*

*"Rentals as well as sales"*





.. and sensitive to Stradbroke's character

*"... don't want the village to be overwhelmed"*

*"I'd prefer steady growth"*

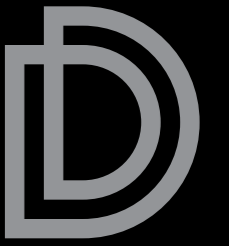
*"Smaller blocks of development that can be integrated more easily"*

Most were concerned that larger developments (like the Grove Farm proposals) may be more difficult to integrate and put pressure on existing resources.

A minority view: *"it would get the development issues sorted out in one go and that would be it for a while"*

... of a scale and locations to not exacerbate existing traffic problems

Most points made re Co-Op proposals centred on the problems of traffic in Queens St, safety (esp. re proximity of primary school, bend in road at this specific location)



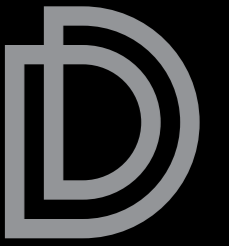
An opportunity for planning gain?

Developers could make provision to benefit the community as part of the negotiation for planning approval

*"Extend the health centre? Add a GP? Add a dentist?"*

*"Do something for the village in return"*

*"Improved medical facilities? A&E is a long way away... A walk-in clinic?"*



A major concern,  
for all adult groups

Widespread anxiety re heavy traffic (commercial, retail, agricultural) passing through the village.  
Sheer volume of heavy traffic  
Speed of heavy vehicles  
'Lorry route' passes through the village  
Has the problem intensified since changes to junctions in Eye? Funnelled more heavy traffic through Stradbroke?

Some specific pressure points (Queens St frequently mentioned)

Traffic problems amplified  
by on-street, and school-  
run parking

Again Queens St mentioned, especially at 'school run times'  
Parked cars effectively obstruct one lane; a safety hazard and causes delays



**A clear desire for traffic and parking to be more actively managed:**

**Limit volume of heavy traffic through the village?**

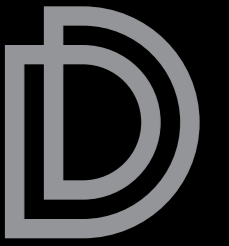
**Manage it by time of day? (avoid the worst problems of school-run congestion)?**

**Residents' parking zones?**

**Retail parking management?**

**More parking areas to be made available**

**The answers aren't clear but the need for more active management of traffic and parking is keenly felt**

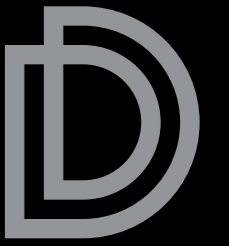


Exasperation at v.  
poor bus services

Effectively maroons anyone without access to a car  
Limits ability to travel to from Stradbroke for work, unless a car-owner - impacts most strongly on young adults, the less well-off.  
Restricts movement for shopping, leisure  
*"The bus to Diss gives you 90 minutes before you have to come back - it's just not enough time to get all your shopping done"*

Frequent requests for a better service - to Diss especially (nearest major town, rail links) but also Bury, Ipswich, Norwich, Framlingham, Laxfield

**Is there anything that can be done to encourage a better bus service?**



Limited job opportunities  
in the area

Especially outside established sectors (agriculture)

Can anything be done to encourage businesses into area?

Especially:

*"Smaller businesses"*

*"More innovative businesses"*

*"Craft or creative businesses"*

*"Non-corporate homeworkers are a good demographic"*

A new business centre?



## **Important to all; raised in every discussion**

Broadband speeds are very slow; mobile signal very poor

A severe disincentive to businesses

Limits ability to home-work, access cloud-based servers

Limits access to information, services

Prevents streaming, access to online content

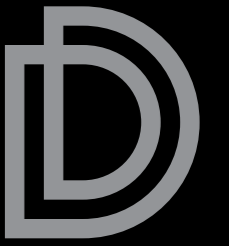
Creates a image of Stradbroke as a rural backwater, end-of-the line, out-of touch place

*"I can drive nearly to Ipswich before I get a decent signal"*

**Can anything be done to get 3G/4G, respectable broadband speeds?**

Teens: seeks somewhere to go -  
can feel marooned

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Not just teens making this point but parents and older people too...

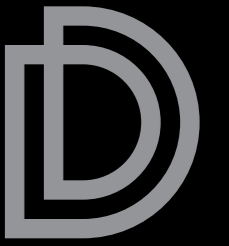
Teens need somewhere  
to go, socialise

Too young for the pubs; sports centre isn't for socialising;  
don't want to be in parents' houses  
Plenty of scope for activities sports, but not for 'hanging  
out'  
High hopes of the Courthouse cafe, library  
*"Can it have free wifi?"*  
(No mention of youth club?)

**Sense that the amenities are more geared to needs  
of adults, seniors than Stradbroke's teens?**



# The vicious circle for young adults



A range of factors conspire to reduce the appeal of Stradbroke as a place for younger people to remain in, or come to

Broadband/mobile ✗

Limited employment opportunities ✗

Minimal public transport links ✗

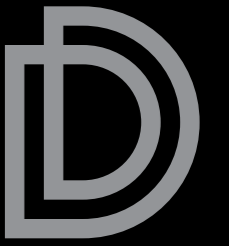
Limited supply of rental/affordable housing ✗

It is difficult for young people to stay in village unless they have good job, and car(s)  
It is harder for young families (single income/single car?)

**Wide desire to break this vicious circle to prevent the drain of young people, the ageing of the population of the village, and the consequences for schools and other amenities, services**

# leadership in the community; connections with neighbouring communities

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Some concerns,  
requests regarding  
leadership

Some disquiet at village politics being influenced by personal clashes and infighting

*"It feels like there are personal power struggles that are driving some decisions"*

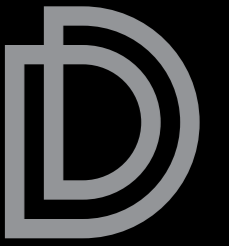
Some feel the church used to provide a clear sense of leadership in the village, now there is less clarity

A small group seem to be the 'serial volunteerers'... while their efforts are appreciated, could the Neighbourhood Plan be an opportunity to draw in fresh blood, encourage a wider circle of people taking an active role in community decisions?

Some think that Stradbroke may not be as assertive as other parishes 'competing' for finite resources

*"We probably don't shout as loud..."*

*"We should have a **single** village website for the community"*



Some concerns,  
requests regarding  
leadership

Schools should guard against complacency, low expectations,  
narrow horizons for Stradbroke's children (one discussion only)  
*"There's a big world out there..."*

Some calls for a more integrated approach with neighbouring  
towns, parishes, communities

## Other, less universal 'gain' points

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Extend health centre - wellness; longer hours GP surgery, chiropody, dentistry  
(this is a more common theme as planning gain for new developments)

More shops, greater diversity of shops

*"It would create more of a buzz"*

*"A hardware store"*

Public toilets

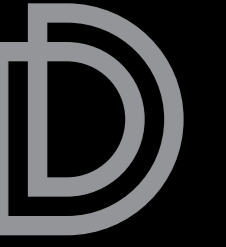
Street lighting to be improved, extended

Primary school to be amalgamated with Wilby if falling numbers puts it at risk

Refurbishment of playground equipment



**Lose, avoid, reduce**



This was a much more limited section of the discussions

Generally, people had more to say on what they valued and wanted to keep, and on their hopes for the village into the future.

Most of these points are covered in the previous section; participants adopted a 'solution' mentality rather than 'complaint' mindset



- ✗ "Parking in roads causing obstructions, safety issues"*
- ✗ "Can we keep lorries away at school times?"*
- ✗ "No big developments, no heavy industry"*
- ✗ "No big estate, problem families"*
- ✗ "Don't just add dormitories, commuters to the village"*

## Lose, avoid, reduce

- ✗ "We must avoid the drain of young people from the village"*
- ✗ "Reduce the amount of heavy vehicles passing through the village"*
- ✗ "New developments putting too much pressure on existing facilities"*
- ✗ "Not just big new houses"*
- ✗ "Skinnners smell!"*
- ✗ "Rubbish, litter"*
- ✗ "We shouldn't grow so much we lose the sense of knowing others in this community. I don't want Stradbroke to become anonymous"*



# Concluding summary



## *Keep, protect in short...*



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People think this is a strong, well-integrated community

It is a friendly, welcoming place with lots going on

They think of Stradbroke as a village... and they want to keep it as such

The area has excellent amenities, facilities that should be supported and protected in future planning

There is wide acceptance of the need for growth, development... but **how, where** and at **what pace** are the key issues

It is not perfect, but most people are very happy and proud to live here

They believe the village's current character should be protected

# The key issues for Stradbroke into the future (questions, not answers...)

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Housing, development

Traffic management (and within this, parking)

Improve physical and digital connectivity - public transport and broadband, mobile

Jobs, employment opportunities

Maintain a balanced community (ages/lifestages) and specifically avoid the drain of young adults

Keeping schools and other facilities, amenities viable

Clarify leadership and connect with neighbouring communities for greater influence

Engage more members of the community in planning decisions



# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement**

### **Appendix C**

March 2018

## STRADBROKE HOUSING NEEDS SURVEY(HNS)

### Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 24th November 2014.

The Community Action Suffolk Services toolkit was used to produce the survey data.

From the HNS, 97.13% of respondents were in favour of an affordable housing scheme, showing overall support, with 3.03% of the returns indicating that they would not support affordable housing in the parish.

The Stradbroke HNS of 24th November 2014 received 213 household responses from a total of 624 of survey forms issued a 34.13% return rate, with the majority of respondents in favour of a small affordable housing scheme for people with a local connection.

### Profile of survey respondents

- 213 Household Responses
- 478 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 593 Multiple Choice responses received

Out of 213 HNS returned, 15 household responded that they have a current housing need, totalling 19 people.

Out of 213 HNS returned, 6 households responded identifying a need to return to Parish, totalling 12 people.

This shows a total of 21 households, 31 people in need of affordable housing in Stradbroke.

The *Gateway to Home Choice (GTHC)* register indicates there are 13 households claiming a local connection to Stradbroke;

Stradbroke Parish Council may want to consider those registered on the *GTHC* when deciding on the final number of homes they may wish to provide.

## NEED INDICATED FROM HNS

### Current household;

- 15 future household identified from the HNS, with a total of 19 people in need.

<u>Make-up</u>	<u>No of people</u>
○ Single Person	10
○ Single Parent Family (with or currently expecting children)	2
○ Couple	6
○ Two Parent Family (with or expecting children)	1
○ Siblings (brothers & sisters)	0
○ <b>Total</b>	<b>19</b>

### People wishing to return

- 7 households identified from the HNS, with a total of 9 people in need.

<u>Make-up</u>	<u>No of people</u>
○ Single Person	2
○ Single Parent Family (with or currently expecting children)	2
○ Couple	2
○ Two Parent Family (with or expecting children)	3
○ <b>Total</b>	<b>9</b>

## Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of affordable housing and who have a local connection to Stradbroke.

The recommended number of affordable homes a parish may wish to provide is based generally on a third of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme.

Therefore the recommendation for Stradbroke would be:

- 12 dwellings. This will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and appointed Registered Provider.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses.

At the time of writing this report, due to the current financial constraints with the credit crunch, mortgage lenders are refraining from lending for shared ownership. Many Registered Social Landlords have had to convert properties from shared ownership to rent based on the current financial climate.

The decision therefore on the tenure of properties for Stradbroke would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

**Sunila Osborne, Rural Housing Enabler,  
Community Action Suffolk,  
March 2015**



## GENERAL PARISH HOUSING INFORMATION

### AGE

Total Household Responses: 210

478 individual responses

Bold text indicates highest response rate\*

Age	Male	Female	Total
75+ years	44	46	90
<b>60-74 years*</b>	<b>70</b>	<b>69</b>	<b>139</b>
45-59 years	49	57	106
25-44 years	13	27	40
16-24 years	15	30	45
0-15 years	32	26	58
<b>TOTAL</b>	<b>223</b>	<b>255</b>	<b>478</b>

### ETHNICITY

203 total household responses

441 individual responses

Bold text indicates highest response rate\*

Ethnicity	Total	%
<b>White British*</b>	<b>429</b>	<b>97.27</b>
White Irish	1	0.22
White Other	5	1.13
White & Asian	1	0.22
Black African	1	0.22
Other	4	0.90
<b>TOTAL</b>	<b>441</b>	<b>99.96</b>

## HOUSEHOLD TENURE

209 total household responses

Bold text indicates highest response rate\*

Tenure Type	Number of Households	%
<b>Self/family outright*</b>	<b>143</b>	<b>68.42</b>
Self/family with mortgage	41	19.61
Private rent	8	3.82
Tied to employment	1	0.47
Housing Association Rent	4	1.91
Housing Association –S/O	1	0.47
Local Authority	9	4.30
Other	2	0.95
Second Home Owner	0	0
<b>TOTAL</b>	<b>209</b>	<b>99.95</b>

## PROPERTY TYPE NUMBER OF BEDROOMS

212 total household responses

Bold text indicates highest represented property type\*

Type of House	Bedrooms	1	2	3	4+
Cottage		1	6	8	4
Terraced House		1	3	3	4
Semi Detached House		3	6	26	5
<b>Detached House*</b>		<b>3</b>	<b>25</b>	<b>30</b>	<b>11</b>
Maisonette		0	0	1	0
Flat		1	1	0	0
Detached Bungalow		6	14	21	8
Semi Detached Bungalow		6	8	1	0
Bed Sit		0	0	0	0
Sheltered		2	0	0	0
Mobile home/caravan		0	0	0	0
Specially adapted housing		0	0	0	0
Other		2		1	1
<b>Total</b>		<b>25</b>	<b>63</b>	<b>91</b>	<b>33</b>

## NUMBER OF YEARS LIVED IN PARISH

207 total household responses

Bold text indicates highest response rate\*

	Number of Households	%
Less than 1 year	13	6.28
1 -3 years	21	10.14
4 – 10 years	51	24.64
<b>10 + years*</b>	<b>122</b>	<b>58.94</b>
<b>TOTAL</b>	<b>207</b>	<b>100</b>

## OPINION

### Households in favour of affordable housing

204 Household Responses

593 Multiple Choice Responses

From the HNS, 97.13% of respondents were in favour of an affordable housing scheme, showing excellent overall support, with 3.03% of the returns indicating that they would not support affordable housing in the parish.

	Number of Individual Households Responses	%
No affordable housing	18	3.03
Homes for single people with local connection	101	17.03
Homes for couples (1-2 bed) for people with local connection	147	24.78
<b>Small family homes (2-3 bed) for people with local connection*</b>	<b>149</b>	<b>25.12</b>
Large family (4+ bed) for people with local connection	44	7.41
Sheltered/residential for elderly people with local connection	125	21.07
Other	9	1.51
<b>TOTAL</b>	<b>593</b>	<b>99.95</b>

Members of household living there because they are unable to find or afford accommodation of their own.

14 household responses were received

Out of 213 Housing Needs Surveys (HNS) returned, 130 were happy to go on and provide the name and address for the person completing the survey. This is 61.03% of completed HNS.

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement**

### **Appendix D**

March 2018

# Stradbroke Neighbourhood Plan



## SPEAK OUT FOR STRADBROKE!

New Developments

Transport

Amenities

Leisure

Services

Environment

**COMPLETE THE QUESTIONNAIRE AND GET YOUR VOICE HEARD!**

Every questionnaire received qualifies for entry into a

**PRIZE DRAW**

**WIN a £60 Stradbroke shopping voucher  
(Many thanks to Spar, The Bakery and Rolfe Butchers)**

**Please complete on-line with your questionnaire or the slip below and  
leave at the Library**

**I have submitted my Neighbourhood Plan Questionnaire - please enter  
me for the prize draw**

**NAME.....**

**ADDRESS.....**

*This questionnaire is going to every household in Stradbroke, a similar one to each business and a focused one to Stradbroke High School pupils. They are completely anonymous. The reference number is simply there to avoid duplicate entries and cannot be linked to individuals or their answers.*

The results of the questionnaires will form the Neighbourhood Plan that will clearly outline how you wish to see the village evolve. This will then be distributed to all households and all villagers can vote for its approval or not. This vote will be arranged by Mid Suffolk District Council – like an election. If approved, it becomes a legal document that both the Council and developers have to refer to.

### **WHAT IS A NEIGHBOURHOOD PLAN?**

This is a legal document which must be taken into account by all developers and planning officers at Mid Suffolk District Council when considering future planning applications. It is also an opportunity to gather your opinion on all aspects of Stradbroke which could shape the future of the village.

### **WHY DO WE NEED A NEIGHBOURHOOD PLAN?**

The evidence we gain from it will allow us to have a say and control over any future developments e.g. where, how much and what type of development and the associated issues of transport, services, amenities etc.



## **YOUR UNIQUE CODES FOR ENTERING ON-LINE:**

**Person A**

**Person B**

**Person C**

**Person D**

**Person E**

**Person F**

**You cannot be identified from this code – please fill it in at the top of the 1<sup>st</sup> question page**

## **COMPLETING THE QUESTIONNAIRE**

**Please complete the questionnaire on-line if possible**

**Go to: <http://qa.1sixty.net/qa/>**

**Then fill in your code number**

All members of your household aged 17+ are invited to answer – there are 6 boxes for up to 6 people per household. Please answer in the correct box for each person e.g. Mr Smith is person A so answers only in box A

There is a separate questionnaire for young people aged 11-16 distributed at the High School. However, a copy of this will also be available as part of the distribution of the household questionnaires or please request one from the contacts below.

If you are unable to complete the questionnaire on-line, please complete the paper copy and take it to the collection box in the Library.

If you would like help to complete your questionnaire, would like it collected or need further forms please contact any member of the Neighbourhood Plan group listed below:

Gillian Rennie-Dunkerley	<a href="mailto:gillianrenniedunkerley@hotmail.com">gillianrenniedunkerley@hotmail.com</a>	tel. 384248
Oliver Last	<a href="mailto:oliver_last@hotmail.com">oliver_last@hotmail.com</a>	tel. 384429
Stuart Crane	<a href="mailto:stuart_crane@ahoo.com">stuart_crane@ahoo.com</a>	tel. 384882
Don Darling	<a href="mailto:caroldon01@gmail.com">caroldon01@gmail.com</a>	tel. 388098

***PLEASE COMPLETE YOUR QUESTIONNAIRE ON-LINE IF YOU CAN!***

**<http://qa.1sixty.net/qa/>**

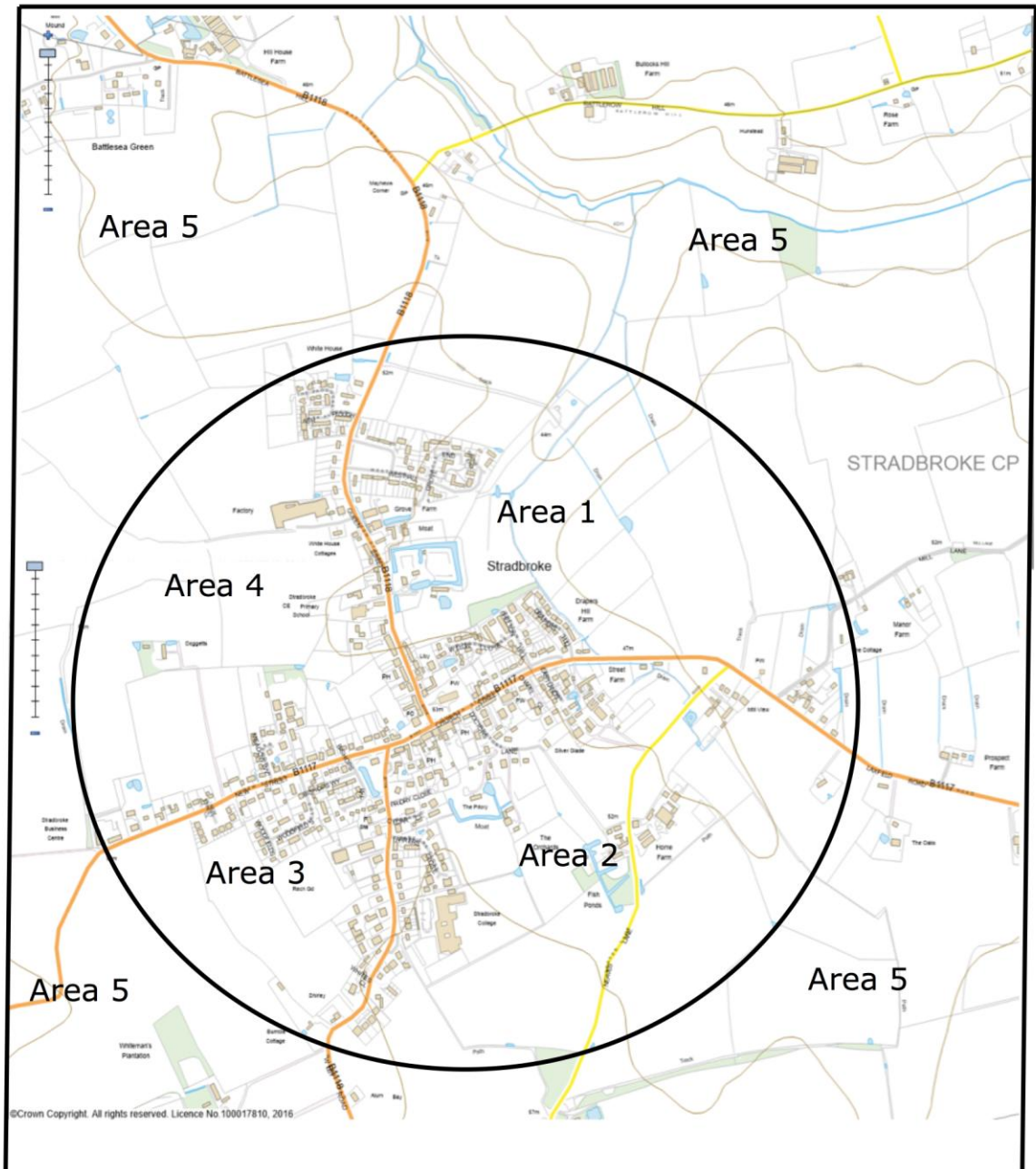
**THIS SHOULD ONLY TAKE 10 – 15 MINUTES TO COMPLETE**



# MAP A

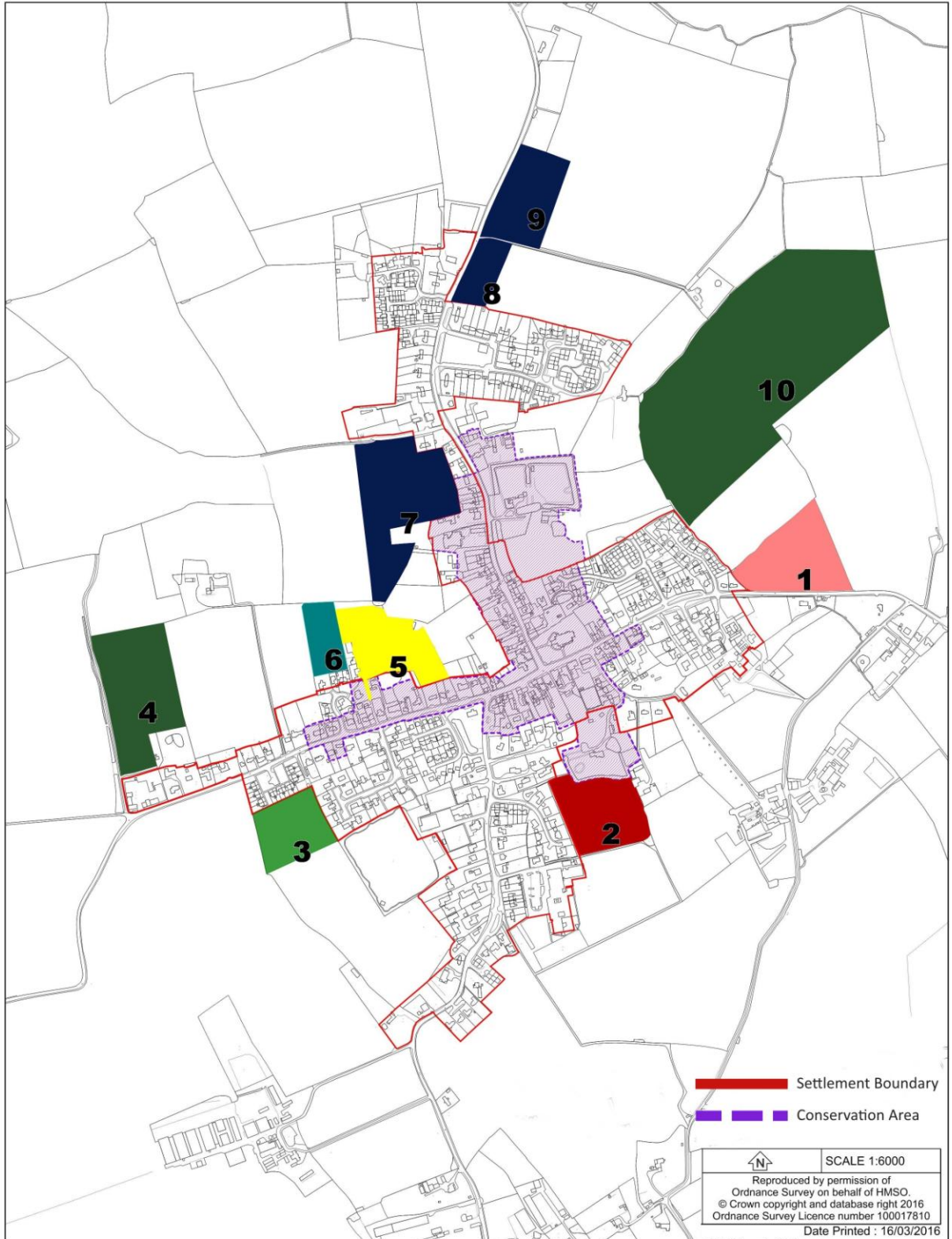
## For use with question 1

Areas 1 – 4 show the centre of the village. Area 5 represents the rest of Stradbroke. If you live beyond this please state Area 5 anyway.



# MAP B

For use with question 5



# Stradbroke Neighbourhood Plan Questionnaire

## Q1) Where in Stradbroke is your home located?

Please refer to Map 1 in the paper copy

Please select one answer only

	A	B	C	D	E	F
1 Area A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Area B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Area C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Area D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Area E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Q2) What is your gender?

Please select one answer only

	A	B	C	D	E	F
1 Male	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Female	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Q3) What age group do you belong to?

Please select one answer only

	A	B	C	D	E	F
1 17 - 21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 22 - 30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 31 - 64	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 65 - 74	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 75+	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Q4) If new housing were to be built in Stradbroke, what type of homes should be built?

Please select one or more of the following

A	B	C	D	E	F
---	---	---	---	---	---







6 Over 40 miles

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 Not applicable

**Q11) If you could work from home, what prevents you from doing so?**

Please select one or more of the following

	A	B	C	D	E	F	
1 Poor Broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Poor mobile phone service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Childcare issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 Social isolation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5 Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Please comment]

**Q12) Are your work or study opportunities limited by any of the following**

Please select one or more of the following

	A	B	C	D	E	F	
1 Lack of childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Cost of childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Personal disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 I haven't the right type of qualifications/training/experience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5 Inconvenient bus times	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 Lack of alternative care for adult dependant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7 Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[Please comment]

**Q13) Do you think there is a need to use the facilities of Stradbroke's schools (outside school hours) and any of the other public buildings e.g. the community centre for any of the following?**

Please select one or more of the following

A	B	C	D	E	F
---	---	---	---	---	---

1 Community use of computers and training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Venue for evening classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Venue for children's 'After School Club'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Venue for Holiday Play Scheme	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Community use of stage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Venue for meetings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Breakfast Club	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Please comment]

**Q14) How important are the following in Stradbroke?**

Please rate the following

(1) = unimportant (2) = not very important (3) = some importance (4) = important (5) = very important

	A	B	C	D	E	F
1 Parent & Toddlers / Under 5s / Parent clubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Playgroup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Private Nursery School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Pre-school (affiliated to primary school)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 More registered Child Minders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 After-School clubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Summer play scheme	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Adult education evening classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q15) How important are the following to improve/maintain Stradbroke's environment?**

Please rate the following

(1) = unimportant (2) = not very important (3) = some importance (4) = important (5) = very important

A	B	C	D	E	F
---	---	---	---	---	---





















9	Leisure centre and pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Village Gardens (Community orchard, woodland and allotments)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Other (please specify) [Please comment]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q34) Please rate the level of interest you would have in the following existing and possible activities in Stradbroke?**

Please rate the following

(1) = totally uninterested (2) = uninterested (3) = some interest (4) = interested (5) = very interested

	A	B	C	D	E	F
1 Hockey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Lawn Bowls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rugby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cricket	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Football	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Dance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Yoga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Pilates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Performance activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Drama	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Music e.g. singing group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Other (please specify) [Please comment]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q35) How do you find out what is going on in Stradbroke?**

Please select one or more of the following

	A	B	C	D	E	F
1 Stradbroke Monthly Magazine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Village website	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Word of mouth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Notice boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Local newspaper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Local free paper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Text message	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Social networking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 I am not interested in finding out	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Please comment]

**Q36) Please use the space provided below to make any further comments about how you would like Stradbroke to develop as a community?**

Please enter your answer

A)
B)
C)
D)
E)
F)

# Stradbroke Neighbourhood Plan



**SPEAK OUT FOR STRADBROKE!**

**New Developments**

**Transport**

**Services**

**Amenities**

**Leisure**

**Environment**

# Youth Questionnaire

**COMPLETE THE QUESTIONNAIRE AND GET YOUR VOICE HEARD!**

*This questionnaire is going to every household in Stradbroke, a similar one to each business and a focused one to Stradbroke High School pupils. They are completely anonymous. The reference number is simply there to avoid duplicate entries and cannot be linked to individuals or their answers.*

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## **YOUR UNIQUE CODE FOR ENTERING ON-LINE:**

**You cannot be identified from this code – please fill it in at the top of the 1<sup>st</sup> question page**

## **COMPLETING THE QUESTIONNAIRE**

**Please complete the questionnaire on-line if possible**

**Go to: <http://qa.1sixty.net/qa/>**

**Then fill in your code number**

All members of your household aged 17+ are invited to answer – there are 6 boxes for up to 6 people per household. Please answer in the correct box for each person e.g. Mr Smith is person A so answers only in box A

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Gillian Rennie-Dunkerley	<a href="mailto:gillianrenniedunkerley@hotmail.com">gillianrenniedunkerley@hotmail.com</a>	tel. 384248
Oliver Last	<a href="mailto:oliver_last@hotmail.com">oliver_last@hotmail.com</a>	tel. 384429
Stuart Crane	<a href="mailto:stuart_crane@ahoo.com">stuart_crane@ahoo.com</a>	tel. 384882
Don Darling	<a href="mailto:caroldon01@gmail.com">caroldon01@gmail.com</a>	tel. 388098

***PLEASE COMPLETE YOUR QUESTIONNAIRE ON-LINE IF YOU CAN!***

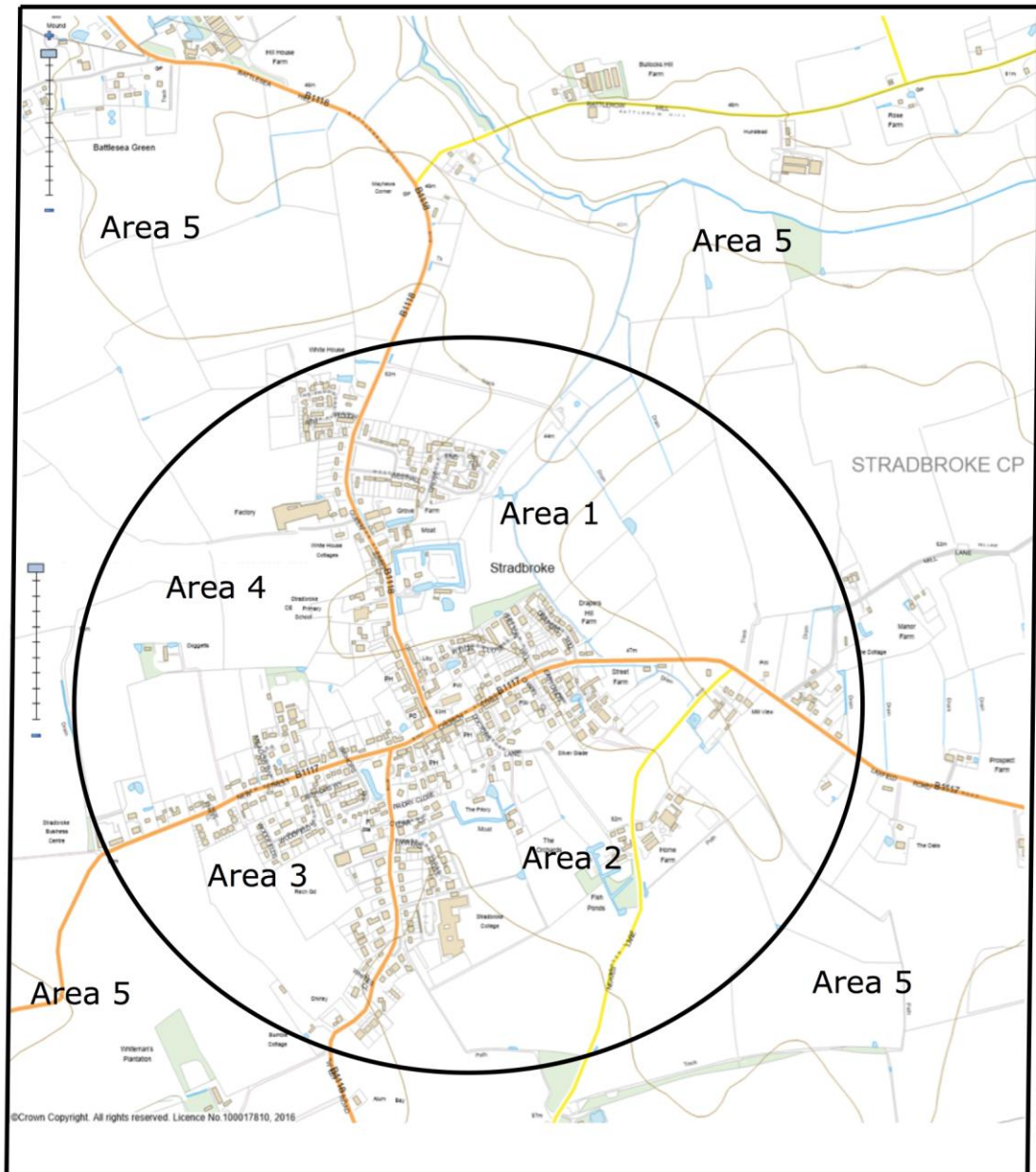
**<http://qa.1sixty.net/qa/>**

**THIS SHOULD ONLY TAKE 10 – 15 MINUTES TO COMPLETE**

# MAP A

## For use with question 1

Areas 1 – 4 show the centre of the village. Area 5 represents the rest of Stradbroke. If you live beyond this please state Area 5 anyway.



# Stradbroke Neighbourhood Plan Youth Questionnaire

## Q1) Where do you live?

Please refer to Map 1 in the paper copy

Please select one answer only

A

1 Area A

2 Area B

3 Area C

4 Area D

5 Area E

6 Outside Stradbroke

## Q2) What is your gender?

Please select one answer only

A

1 Female

2 Male

## Q3) What is your age?

Please select one answer only

A

1 11 years

2 12 years

3 13 years

4 14 years

5 15 years

6 16 years

**Q4) What activities do you attend in Stradbroke?**

Please select one or more of the following

- |                           | A   |
|---------------------------|---|
| 1 Football                | <input type="checkbox"/>                  |
| 2 Table Tennis            | <input type="checkbox"/>                  |
| 3 Tennis                  | <input type="checkbox"/>                  |
| 4 Cricket                 | <input type="checkbox"/>                  |
| 5 Swimming                | <input type="checkbox"/>                  |
| 6 Gym                     | <input type="checkbox"/>                  |
| 7 After-school clubs      | <input type="checkbox"/>                  |
| 8 Youth Club              | <input type="checkbox"/>                  |
| 9 Badminton               | <input type="checkbox"/>                  |
| 10 Other (please specify) | <input type="checkbox"/> [Please comment] |

**Q5) From the list below, which do you use, or would like to use, if they were available?**

Please select one or more of the following

- |                                   | A                        |
|-----------------------------------|--------------------------|
| 1 Cinema                          | <input type="checkbox"/> |
| 2 Internet cafe/computer facility | <input type="checkbox"/> |
| 3 Bowling Alley                   | <input type="checkbox"/> |
| 4 Skate board/BMX park            | <input type="checkbox"/> |
| 5 Village shop                    | <input type="checkbox"/> |
| 6 Library                         | <input type="checkbox"/> |



- |                                    |                          |                  |
|------------------------------------|--------------------------|------------------|
| 7 Assault course                   | <input type="checkbox"/> |                  |
| 8 Zip wire                         | <input type="checkbox"/> |                  |
| 9 Art club                         | <input type="checkbox"/> |                  |
| 10 Drama club                      | <input type="checkbox"/> |                  |
| 11 Dance club/studio               | <input type="checkbox"/> |                  |
| 12 Music club                      | <input type="checkbox"/> |                  |
| 13 Youth shelter (dry area to sit) | <input type="checkbox"/> |                  |
| 14 Basketball                      | <input type="checkbox"/> |                  |
| 15 Volleyball                      | <input type="checkbox"/> |                  |
| 16 Rounders                        | <input type="checkbox"/> |                  |
| 17 Netball                         | <input type="checkbox"/> |                  |
| 18 Yoga                            | <input type="checkbox"/> |                  |
| 19 Gymnastics                      | <input type="checkbox"/> |                  |
| 20 Kick-boxing                     | <input type="checkbox"/> |                  |
| 21 Wildlife/Conservation           | <input type="checkbox"/> |                  |
| 22 Other (please specify)          | <input type="checkbox"/> | [Please comment] |

**Q6) Please tell us what other activities you do outside of Stradbroke and where you go for them**

Please enter your answer

A)
----

**Q7) Which School do you go to?**

Please select one answer only

A

1 Stradbroke High School

- 2 Hartismere High School
- 3 Thomas Mills High School
- 4 Other (please specify)

[Please comment]

**Q8) How do you normally get to school?**

Please select one or more of the following

A

- 1 School bus/coach
- 2 Car
- 3 Cycle
- 4 Walk
- 5 Taxi
- 6 Other (please specify)

[Please comment]

**Q9) How do you get to places outside Stradbroke?**

Please select one or more of the following

A

- 1 Car/Light van (as a passenger)
- 2 Bus
- 3 Taxi
- 4 Motorcycle/scooter/moped
- 5 Bicycle
- 6 Walking
- 7 Other (please specify)

[Please comment]

**Q10) How do you find out what is going on in Stradbroke?**

Please select one or more of the following

- A
- |    |                               |                          |                  |
|----|-------------------------------|--------------------------|------------------|
| 1  | Stradbroke Monthly magazine   | <input type="checkbox"/> |                  |
| 2  | Village web-site              | <input type="checkbox"/> |                  |
| 3  | Word of mouth                 | <input type="checkbox"/> |                  |
| 4  | Notice boards                 | <input type="checkbox"/> |                  |
| 5  | Local newspaper               | <input type="checkbox"/> |                  |
| 6  | Local free-paper              | <input type="checkbox"/> |                  |
| 7  | Text message                  | <input type="checkbox"/> |                  |
| 8  | Social networking             | <input type="checkbox"/> |                  |
| 9  | Nothing goes on in Stradbroke | <input type="checkbox"/> |                  |
| 10 | Other (please specify)        | <input type="checkbox"/> | [Please comment] |

**Q11) Do you have the following?**

Please select one or more of the following

- |   |  |                          |
|---|--|--------------------------|
|   | A  |                          |
| 1 | Your own personal mobile phone                   | <input type="checkbox"/> |
| 2 | Your own computer with Internet access           | <input type="checkbox"/> |
| 3 | Your own computer without Internet access        | <input type="checkbox"/> |
| 4 | Use of a family computer with Internet access    | <input type="checkbox"/> |
| 5 | Use of a family computer without internet access | <input type="checkbox"/> |
| 6 | Your own social networking account/s             | <input type="checkbox"/> |
| 7 | Your own email account                           | <input type="checkbox"/> |

**Q12) Are there any areas in Stradbroke where you feel unsafe?**

Please select one answer only

A

- 1 Yes (please specify)  [Please comment]
- 2 No

**Q13) Have you done any of the following in the last 2 - 3 years?**

Please select one or more of the following

- |  | A                        |
|--|--------------------------|
| 1 Taken part in a sponsored event          | <input type="checkbox"/> |
| 2 Taken part on the school council         | <input type="checkbox"/> |
| 3 Attended a Youth Forum                   | <input type="checkbox"/> |
| 4 Helped organise a charity event          | <input type="checkbox"/> |
| 5 Attended a Parish Council meeting        | <input type="checkbox"/> |
| 6 Signed a petition                        | <input type="checkbox"/> |
| 7 Was involved in the UK Youth Parliament  | <input type="checkbox"/> |
| 8 Volunteered to help on a village project | <input type="checkbox"/> |
| 9 Taken part in Stradbroke Festifull       | <input type="checkbox"/> |
| 10 Taken part in the annual litter pick    | <input type="checkbox"/> |
| 11 Taken part on a local sports team       | <input type="checkbox"/> |

**Q14) Do you think Stradbroke should have a Youth Council?**

Please select one answer only

- |   | A                        |
|---|--------------------------|
| 1 Yes and I would consider being involved | <input type="checkbox"/> |
| 2 Yes but I do not want to be involved    | <input type="checkbox"/> |
| 3 No                                      | <input type="checkbox"/> |

**Q15) Do you know how to contact the following?**

Please select one or more of the following

A

1 Parish Clerk

2 Parish Council Chairman

3 Any Parish Councillor

4 Local vicar/religious leader

5 Neighbourhood Watch Co-ordinator

6 District Councillor

7 County Councillor

8 The elected Member of Parliament for your area

**Q16) What do you like best about living in Stradbroke?**

Please enter your answer

A)

**Q17) What do you like least about living in Stradbroke?**

Please enter your answer

A)

**Q18) What ideas do you have to improve Stradbroke**

Please enter your answer

A)

# Stradbroke Neighbourhood Plan



**SPEAK OUT FOR STRADBROKE!**

**New Developments**

**Transport**

**Amenities**

**Leisure**

**Services**

**Environment**

## **Business Questionnaire**

***COMPLETE THE QUESTIONNAIRE AND GET YOUR VOICE HEARD!***

---

*This questionnaire is going to every household in Stradbroke, a similar one to each business and a focused one to Stradbroke High School pupils. They are completely anonymous. The reference number is simply there to avoid duplicate entries and cannot be linked to individuals or their answers.*

The results of the questionnaires will form the Neighbourhood Plan that will clearly outline how you wish to see the village evolve. This will then be distributed to all households and all villagers can vote for its approval or not. This vote will be arranged by Mid Suffolk District Council – like an election. If approved, it becomes a legal document that both the Council and developers have to refer to.

### **WHAT IS A NEIGHBOURHOOD PLAN?**

This is a legal document which must be taken into account by all developers and planning officers at Mid Suffolk District Council when considering future planning applications. It is also an opportunity to gather your opinion on all aspects of Stradbroke which could shape the future of the village.

### **WHY DO WE NEED A NEIGHBOURHOOD PLAN?**

The evidence we gain from it will allow us to have a say and control over any future developments e.g. where, how much and what type of development and the associated issues of transport, services, amenities etc.



**YOUR UNIQUE CODE FOR ENTERING ON-LINE:** PBA9FRPXA

**You cannot be identified from this code – please fill it in at the top of the 1<sup>st</sup> question page**

## **COMPLETING THE QUESTIONNAIRE**

**Please complete the questionnaire on-line if possible**

**Go to: <http://qa.1sixty.net/qa/>**

**Then fill in your code number**

All members of your household aged 17+ are invited to answer – there are 6 boxes for up to 6 people per household. Please answer in the correct box for each person e.g. Mr Smith is person A so answers only in box A

There is a separate questionnaire for young people aged 11-16 distributed at the High School. However, a copy of this will also be available as part of the distribution of the household questionnaires or please request one from the contacts below.

If you are unable to complete the questionnaire on-line, please complete the paper copy and take it to the collection box in the Library.

If you would like help to complete your questionnaire, would like it collected or need further forms please contact any member of the Neighbourhood Plan group listed below:

Gillian Rennie-Dunkerley	<a href="mailto:gillianrenniedunkerley@hotmail.com">gillianrenniedunkerley@hotmail.com</a>	tel. 384248
Oliver Last	<a href="mailto:oliver_last@hotmail.com">oliver_last@hotmail.com</a>	tel. 384429
Stuart Crane	<a href="mailto:stuart_crane@yahoo.com">stuart_crane@yahoo.com</a>	tel. 384882
Don Darling	<a href="mailto:caroldon01@gmail.com">caroldon01@gmail.com</a>	tel. 388098
Roger Turkington	<a href="mailto:rogerturkington@suffolkonline.net">rogerturkington@suffolkonline.net</a>	tel. 384248

**PLEASE COMPLETE YOUR QUESTIONNAIRE ON-LINE IF YOU CAN!**

**<http://qa.1sixty.net/qa/>**

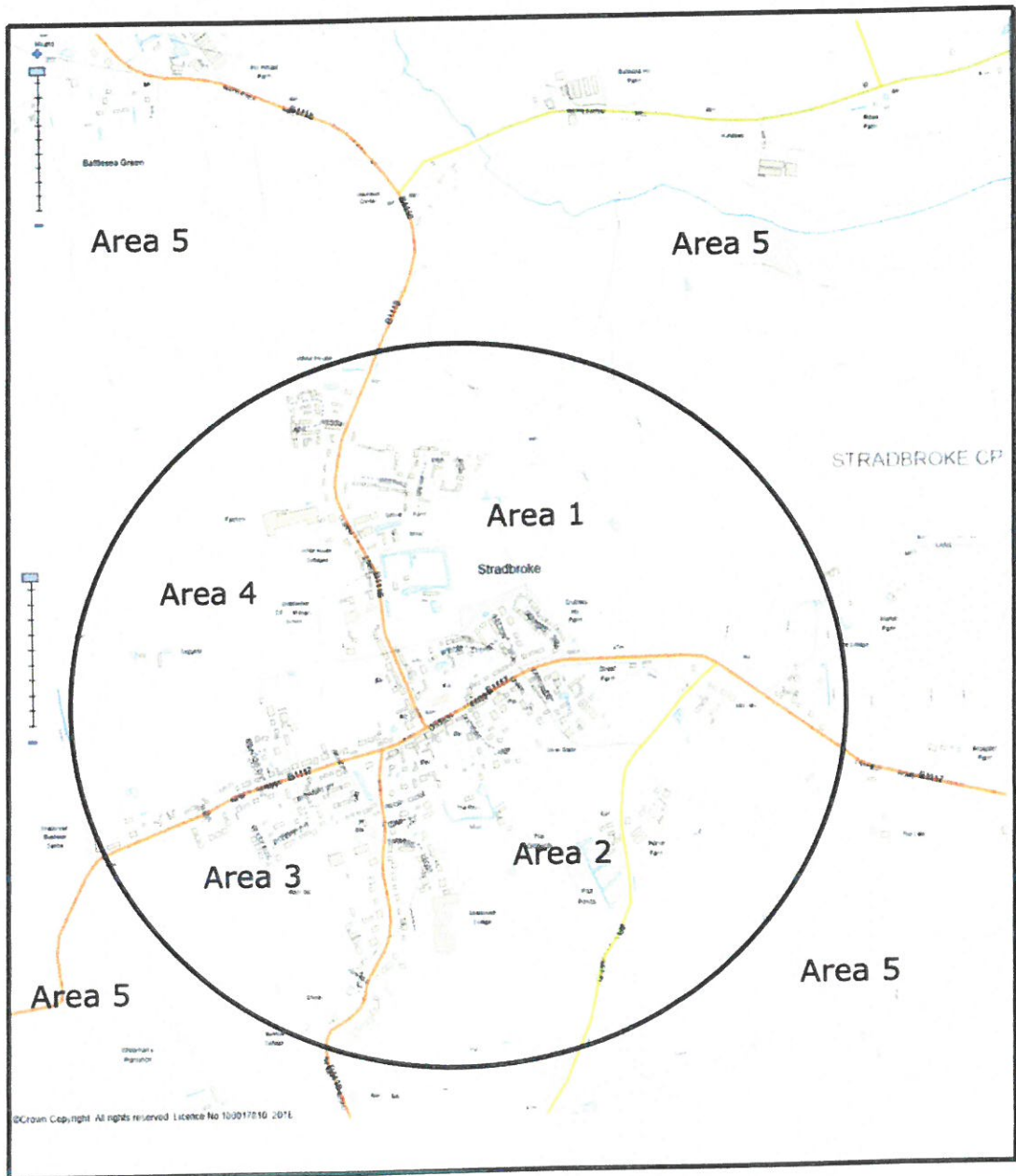
**THIS SHOULD ONLY TAKE 10 – 15 MINUTES TO COMPLETE**



## MAP A

### For use with question 1

Areas 1 – 4 show the centre of the village. Area 5 represents the rest of Stradbroke. If you live beyond this please state Area 5 anyway.



# Stradbroke Neighbourhood Plan Business Questionnaire

## Q1) Where in Stradbroke is your business located?

Please refer to Map A in the paper copy

Please select one answer only

A

- 1 Area 1
- 2 Area 2
- 3 Area 3
- 4 Area 4
- 5 Area 5

## Q2) Is your business located in?

Please select one answer only

A

- 1 Domestic premises
- 2 On an industrial estate
- 3 On an agricultural holding
- 4 Parish Name
- 5 Neighbouring Parish
- 6 Other

[Please comment]

**Q3) Into which category does your business fall?**

Please select one answer only

	A
1 Agriculture/Horticulture	<input type="checkbox"/>
2 Food Processing	<input type="checkbox"/>
3 Retail	<input type="checkbox"/>
4 Construction	<input type="checkbox"/>
5 Finance/Professional Services	<input type="checkbox"/>
6 Manufacturing	<input type="checkbox"/>
7 Transport	<input type="checkbox"/>
8 Tourism eg. hotels, catering, B & B, pubs	<input type="checkbox"/>
9 Health and Beauty	<input type="checkbox"/>
10 Childcare	<input type="checkbox"/>
11 Other Service	<input type="checkbox"/>

[Please comment]

**Q4) How many people do you employ?**

Please rate the following

(1) = 0-5 (2) = 6-10 (3) = 11-15 (4) = 15+

	A
1 Managerial	<input type="checkbox"/>
2 Technical	<input type="checkbox"/>
3 Administrative	<input type="checkbox"/>
4 Manual	<input type="checkbox"/>

**Q5) How many of your employees are the following?**

Please rate the following

(1) = 1 (2) = 2 (3) = 3 (4) = 4 (5) = 5+

A

- 1 Full-time
- 2 Part-time
- 3 Seasonal

**Q6) How many of these employees do you understand to live in Stradbroke?**

Please enter a number

**Q7) If you would like to expand your business what are the main constraints in Stradbroke?**

Please select one or more of the following

A

- 1 I do not plan to expand my business
- 2 Shortage of space on present site
- 3 Shortage of land or premises for purchase or rent  [Please comment]
- 4 Inability to recruit appropriate staff  [Please comment]
- 5 Poor transport  [Please comment]
- 6 Poor electronic communications  [Please comment]
- 7 Limited utilities (please specify)  [Please comment]
- 8 Other (please specify)  [Please comment]

**Q8) Do you expect to create job opportunities in the next 5 years?**

Please select one answer only

A

1 Yes  [Please comment]

2 No

**Q9) Do you have a shortage of unskilled employees?**

Please select one answer only

A

1 Yes (please specify)  [Please comment]

2 No

**Q10) Do you have a shortage of skilled employees?**

Please select one answer only

A

1 Yes (please specify)  [Please comment]

2 No

**Q11) How do you advertise your job vacancies and products in Stradbroke?**

Please select one or more of the following

	A	
1 The Village Website	<input type="checkbox"/>	
2 The Stradbroke Monthly	<input type="checkbox"/>	
3 Word of mouth	<input type="checkbox"/>	
4 Notice boards	<input type="checkbox"/>	
5 Social Networking	<input type="checkbox"/>	
6 Other (please specify)	<input type="checkbox"/>	[Please comment]

**Q12) How many vehicle movements to and from your business premises occur each day?**

Please rate the following

(1) = 0-19 (2) = 20-39 (3) = 40-59 (4) = 60-79 (5) = over 80

	A
1 HGVs	<input type="checkbox"/>
2 Small lorries and vans	<input type="checkbox"/>
3 Cars	<input type="checkbox"/>
4 Tractors and other agricultural vehicles	<input type="checkbox"/>

**Q13) Are the roads satisfactorily maintained throughout the year for your business needs?**  
Please select one answer only

A

1 Yes

2 No (please specify where/why not)  [Please comment]

**Q14) How do you rate the following services?**  
Please rate the following  
(1) = very poor (2) = poor (3) = satisfactory (4) = good (5) = excellent

A

1 Mains Water supply	<input type="checkbox"/>
2 Mains Electricity	<input type="checkbox"/>
3 Sewerage	<input type="checkbox"/>
4 Refuse Collection	<input type="checkbox"/>
5 Street Lighting	<input type="checkbox"/>
6 Roadside care (Clearing drains/grips in verges/culverts/soakaways etc)	<input type="checkbox"/>
7 Street Cleaning	<input type="checkbox"/>
8 Winter weather service	<input type="checkbox"/>

**Q15) How do you rate the following services?**

Please rate the following

(1) = very poor (2) = poor (3) = satisfactory (4) = good (5) = excellent

A

1 Mobile 'Phone

2 Broadband

3 Postal

4 Courier Services

**Q16) What can local businesses do to help the community?**

Please select one or more of the following

A

1 Sponsor Local Events

[Please comment]

2 Sponsor Sport Teams

[Please comment]

3 Offer work experience for local young people

[Please comment]

4 Receive home delivery for elderly/disabled members of community

[Please comment]



**Q17) What would you like to see government, at all levels, do to assist your business**  
Please enter your answer

**Q18) Are there an other local issues which impact your business not covered in the above?**  
**Please add any further comments here.**  
Please enter your answer

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix E**

March 2018

## **STRADBROKE PARISH COUNCIL**

**Manfield House, 7 Norwich Road  
Ditchingham, NR35 2JJ  
tel: 07555 066147  
email: [clerkspc@thesmys.com](mailto: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](mailto: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](mailto:stradbrokepc@outlook.com)

28<sup>th</sup> July 2017

Dear

Further to Gillian Rennie-Dunkerley's letter of 21<sup>st</sup> 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](mailto:stradbrokepc@outlook.com)

18<sup>th</sup> September 2017

**CONFIDENTIAL**

Dear

Further to my letter dated 28<sup>th</sup> 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 17<sup>th</sup> and 19<sup>th</sup> 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 10<sup>th</sup> 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](mailto:stradbrokepc@outlook.com)

15<sup>th</sup> 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 2<sup>nd</sup> 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, 12<sup>th</sup> 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 20<sup>th</sup> 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 2<sup>nd</sup> 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](mailto: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 2<sup>nd</sup> 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.*

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix F**

March 2018




# Stradbroke Parish Council

## STRADBROKE NEIGHBOURHOOD PLAN PUBLIC CONSULTATIONS


17<sup>th</sup> and 19<sup>th</sup> October 2017

15

SITE XX



Stradbroke Site Reference:	XX
MSDC Site Reference:	SS1234
Site Location:	Somewhere in Stradbroke
Approx site area (ha):	1.50 (brown mixed)
Existing Land use:	Arable Farmland
Neighbouring Land use:	Some abutting existing residential framed by open country side.
Planning History:	none
Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but further investigation: Highways - regarding access, footpaths to neighbour



### What do I need to do?

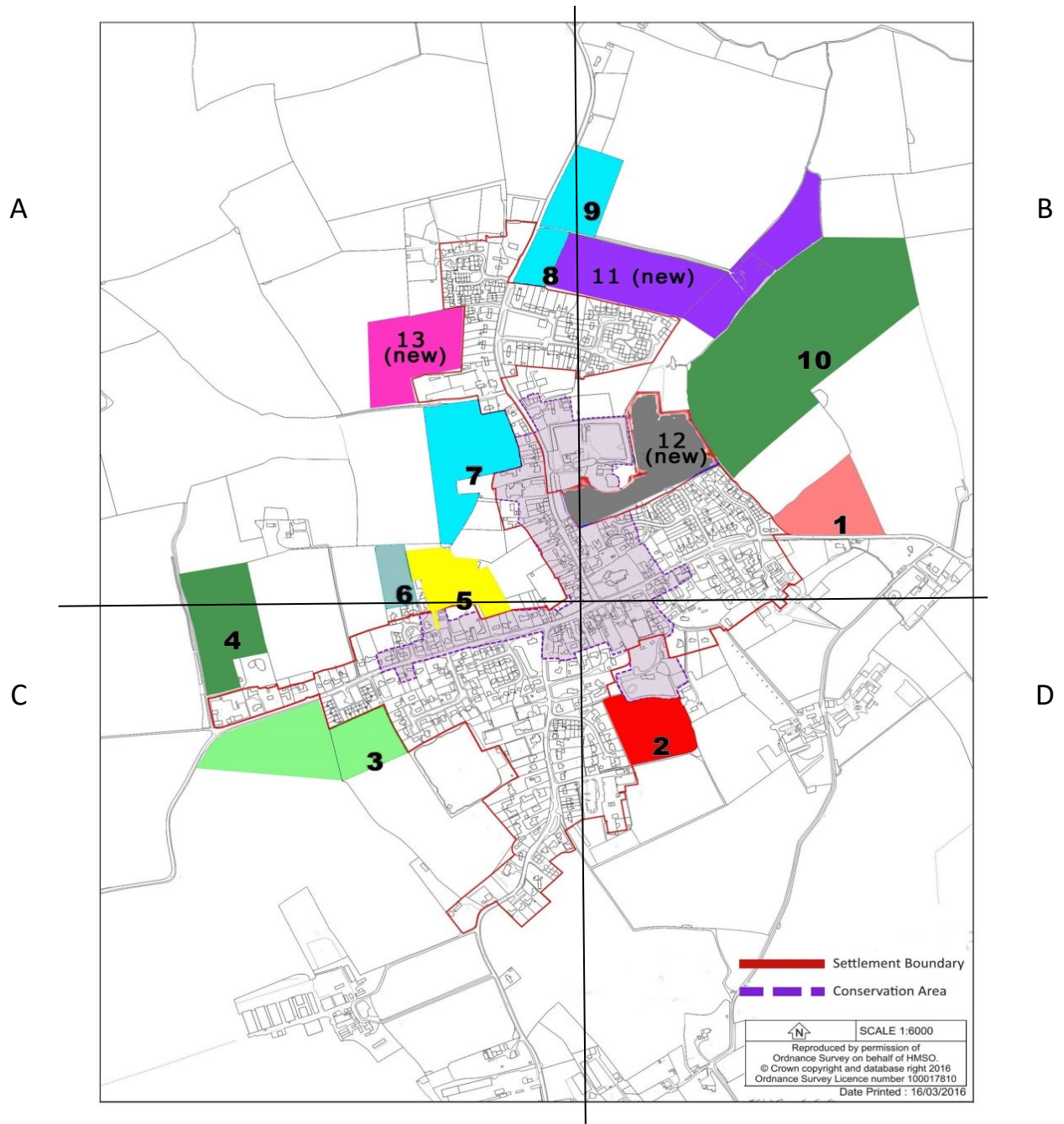
Please view all the boards on display (numbered from 1 to 18.)

You will see 12 'site boards' which contain the following information:

- A) An Map of the site
- B) An aerial photograph of t he site
- C) A commissioned Site Assessment summary

*Full Site Assessment Reports are available to read for the sites where they have been submitted for assessment.*

***Look at the evidence on each site board, and in conjunction with the Infrastructure board (No. 6) use the evidence to answer the questions that follow...***



Please indicate below which area you live in as per map above.

A

B

C

D

Elsewhere



The following 8 sites have been put forward by landowners to Mid Suffolk District Council and included in their Draft Local Plan. In your opinion does the evidence support the inclusion of each of the following sites?

	Yes	No		Yes	No
Site 2	<input type="checkbox"/>	<input type="checkbox"/>	Site 8	<input type="checkbox"/>	<input type="checkbox"/>
Site 5	<input type="checkbox"/>	<input type="checkbox"/>	Site 9	<input type="checkbox"/>	<input type="checkbox"/>
Site 6	<input type="checkbox"/>	<input type="checkbox"/>	Site 12	<input type="checkbox"/>	<input type="checkbox"/>
Site 7	<input type="checkbox"/>	<input type="checkbox"/>	Site 13	<input type="checkbox"/>	<input type="checkbox"/>

The following site has been put forward by the landowner to the Neighbourhood Plan Group. In your opinion does the evidence support the inclusion of the following site?

	Yes	No
Site 1	<input type="checkbox"/>	<input type="checkbox"/>

AECOM have identified the following 2 sites as suitable for industrial use.

In your opinion does the evidence support the inclusion of each of the following sites for use as industrial sites?

	Yes	No		Yes	No
Site 4	<input type="checkbox"/>	<input type="checkbox"/>	Site 13	<input type="checkbox"/>	<input type="checkbox"/>

The final 4 sites have either been omitted from the Mid Suffolk District Council Local Plan or deemed unsuitable for development by AECOM. In your opinion does the evidence support the inclusion of each of the following sites?

	Yes	No		Yes	No
Site 3	<input type="checkbox"/>	<input type="checkbox"/>	Site 10	<input type="checkbox"/>	<input type="checkbox"/>
Site 4	<input type="checkbox"/>	<input type="checkbox"/>	Site 11	<input type="checkbox"/>	<input type="checkbox"/>

Which site do you consider is the most suitable for a residential care home?

---

**Do you agree to the Stradbroke Neighbourhood Plan using the following documents that you have seen today:**

	<i>Yes</i>	<i>No</i>
I agree with the draft objectives	<input type="checkbox"/>	<input type="checkbox"/>
I agree with the draft infrastructure policy	<input type="checkbox"/>	<input type="checkbox"/>
I agree with draft site allocation policy	<input type="checkbox"/>	<input type="checkbox"/>

**Please rate the points in the draft allocation policy (tick one per point)**

	<i>Vital</i>	<i>Desirable</i>	<i>Unimportant</i>
Site work could “start tomorrow”	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintains the village crossroad layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well connected to the village centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mitigate, manage or reduce car dependency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low impact on Queen Street bottleneck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site infrastructure is viable, has a positive impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site assists the schools to develop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site does not rely on open drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***Thank you for your time and support.***

Please use this space for any comments you wish to make:

BOARD 1

1

**HORROR HEADLINES!**

DISASTERS

- WE CAN'T STOP DEVELOPMENT.
- WE CAN AND SHOULD MANAGE DEVELOPMENT.

BOARD 2

2

THE PARISH OF STRABROKE

DECREASES

DECREASES

MENTAL CONSULTATION ENGAGEMENT

DESCRIPTION

PHOTO

BOARD 3

3

STRABROKE VISION

Vision quote here!

What we need you to do today ...

QUESTIONS

BOARD 4

4

TO ACHIEVE THE VISION...

OBJECTIVES PEOPLE

OBJECTIVES PLACE

BOARD 5

5

SITE ALLOCATION CRITERIA!

A3. POLICY HERE!

DO YOU HAVE MORE?

THESE ARE THE CRITERIA FOR ALLOCATING SITES FOR FUTURE DEVELOPMENT.

6

INFRASTRUCTURE

CONSIDER THE INFO BELOW WHEN LOOKING AT THE SITES!

UK POWER NETWORKS

EMAIL QUOTE

POTENTIAL MASTER PLAN + WATER? + TELECOMS? + OTHER UTILITY?

INFRASTRUCTURE POLICY HERE!

7

SITE ONE

A3 MAP

A4 SITE ASSESSMENT

PHOTO OF SITE

EXAMPLE



T-V

PINCH POINT TRAFFIC VIDEO

PROJECTED

JON WILSON DRONE FOOTAGE

- TO DO
- SIGN IN BOOK
  - BOX TO COLLECT QUESTIONNAIRES
  - LEAFLET - LINK TO ONLINE SURVEY + strabrope.org ? PROCESS LINE
  - CLIPBOARDS

BLACKBOARD

STRENGTHS	WEAKNESSES
OPPORTUNITIES	THREATS

TICK OR ADD OWN COMMENTS!

**EAST ANGLIAN DAILY TIMES**  
Developers could face tens of thousands of plans for up to 500 houses in Broadland.

**EAST ANGLIAN DAILY TIMES**  
Is your Suffolk village being 'swallowed' from housing developers? Camo, Cambridgeshire, county council has lost house control.

**NO MASS HOUSING IN BROADLAND**

What happens if we don't have a Neighbourhood Plan?

**We can't stop development.**

**Bury Free Press**  
Residents call for a village plan to control housing policy in Broadland.

**We can and should manage development.**

1

This is how Stradbroke will achieve the Vision...

**Objectives: Place**

**Objectives: People**

4

**Site Allocation Policy**

Do you agree?

These are the criteria for allocating sites for future development.

5

**Infrastructure**

Think about electricity, gas, water, sewers, school buses, roads, internet, mobile phone coverage, etc...

Consider the information below when looking at the site boards

Infrastructure Policy

6



# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix G**

March 2018

## STRADBROKE NEIGHBOURHOOD PLAN REGULATION 14 REPRESENTATIONS & RESPONSES

### R01

- **Name**
- **Email**
- **Subject** Village plan
- **Message** Surprise surprise the 2 plots in queen street are chosen is that because none of the parish council live at this end of the village.the traffic is already terrible this will only add to it.the inclusion of a school drop off point will not stop all the farm and Guv traffic.typical bias corrupt local politics , how much was the backhanders from the various property developers will we ever know.
- **Sent on:** 20 January, 2018

### R02

Continuing on from our previous communication I have read the report produced regarding the Neighborhood Plan on the Stradbroke web site. Firstly I would like to congratulate the people that have produced this report it is very detailed and covers many relevant issues for Stradbroke moving forward, so well done to all concerned.

I hope I have read this clearly that site 14 which is the Roger Skinner proposal was not deemed suitable for housing but would be considered for future development by his company.

I have enclosed proposed plans for the Skinner site plus two taken from a google extract showing the size of the developed land. I have also enclosed a similar size development in Diss to try and show how large this parcel of land is and what it could bring to this area.

My concern is very selfish one as our garden backs directly on to this development and I am clearly interested in how this will progress and who has a say in what if anything is built on this site. I am still not sure who has the final say in any development. Is it Mid Suffolk or your good selves? It seems a sin to be able to bypass all the good work that has been done to produce this report only to be given the green light by Mid Suffolk who are not as near to the local issues.

Once again great report well done to all concerned.

Regards



1

R02

Google Maps

Maps



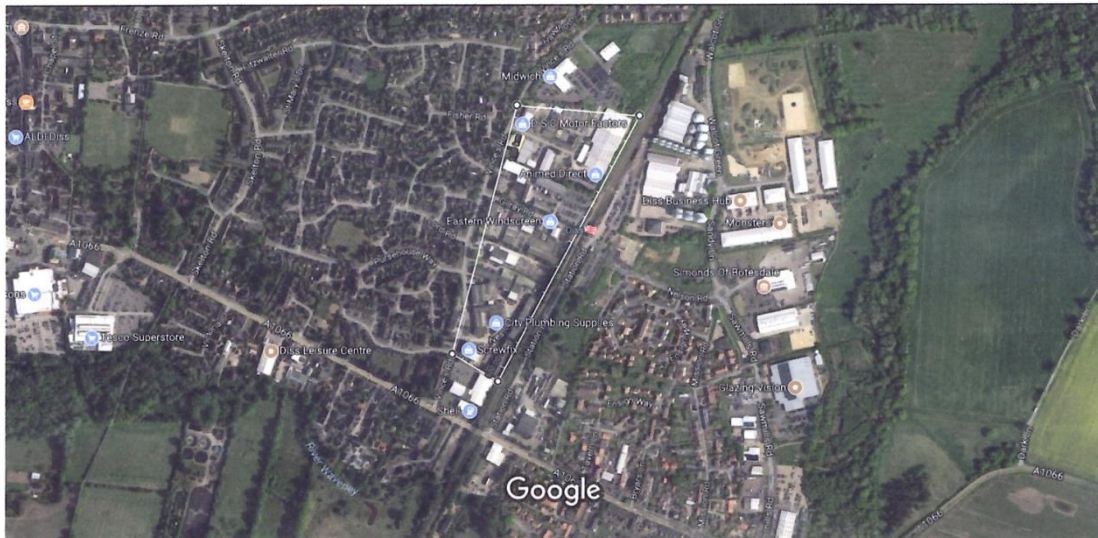
Imagery ©2017 Google, Map data ©2017 Google 100 m

Measure distance  
 Total area: 72,963.61 m<sup>2</sup> (785,373.76 ft<sup>2</sup>)  
 Total distance: 1.25 km (4,111.49 ft)

11/18/2017

Google Maps

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 100 m

Measure distance  
 Total area: 72,602.56 m<sup>2</sup> (781,487.46 ft<sup>2</sup>)  
 Total distance: 1.29 km (4,222.23 ft)



## L01

Many thanks for your very informative email regarding this.

Can you please add some clarification.

Is it the parish councils intention to propose a public footpath/cyclist route through the middle of our front garden continuing down our private driveway and then into Doctors Lane?

This would obviously divide our bungalow from our carport and outbuildings, which, I hope you will agree with us is unacceptable.

We look forward to your reply, thank you

Jenny and Philip Cleveland

## R03

Good Day,

Please i have a question regarding potential development of land south of New Street.

On page 42 of the Stradbroke Neighbourhood Plan 2016-2036 the western boundary for the indicative concept plan lines up with the boundary ditch between Hillcrest and Green Oak on the north side of New Street

On page 50 the western boundary of area Strad 17 that also indicates potential development land south of New Street does not line up with the same boundary and in fact lines up with the boundary between Timbers and Green Oak on the north side of New street.

I would like to know which is correct as one puts development directly in front of Green Oak and will change the outlook and the other does not.

I suspect that the concept plan on page 42 is just that.... a concept but it is important to me that I know accurately what the potential development area is being considered.

Kind regards

S01



Little Hall Market Place  
Lavenham Suffolk CO10 9QZ  
Telephone (01787) 247179  
Fax (01787) 248341  
email [sps@suffolksociety.org](mailto:sps@suffolksociety.org)  
[www.suffolksociety.org](http://www.suffolksociety.org)

7 February 2018

The Clerk  
Ms O Waldon  
Stradbroke Parish Council,  
Mill Hill House,  
Church Lane,  
Wickham Skeith  
IP23 8NA

Dear Ms Waldon

**Re: Stradbroke Neighbourhood Plan – Pre-Submission Consultation**

I am writing on behalf of the Suffolk Preservation Society (SPS), the only countywide amenity society dedicated to protecting and promoting the special historic and landscape qualities of Suffolk. We also represent the Campaign for the Protection of Rural England in Suffolk and work closely with parish and town councils and other bodies who share our objectives. As Neighbourhood Plans offer the opportunity for protecting or improving the heritage and landscape character of an area, SPS are supportive of plans being drawn up in Suffolk, particularly where they are centred on historic settlements such as Stradbroke. Having read the draft plan we would like to make the following observations.

We congratulate the Neighbourhood Plan team on the excellent coverage of design principles (STRAD 1 and 2) and thoroughly endorse the efforts to raise the standard of new development in a way that safeguards and enhances the village's historic built environment. However, we would recommend that this policy includes requirement for development within or affecting the setting of the conservation area to adhere to the local design context as outlined in the 2010 Conservation Area Appraisal.

We consider that the wording of policy Design and Heritage (STRAD 11) could be strengthened to reflect the statutory weight that local planning authorities must give to the protection of designated heritage assets when determining planning applications. We note that the site allocations section of the document identifies at least three of the sites which are either adjacent to the conservation area boundary or affect the setting of a listed building (cf: Land east of Farriers Close, Land south of New Street, Land south of Mill Lane). The statutory duty to pay special regard to protecting listed buildings and their setting, and protecting and enhancing the character and appearance of conservation areas is enshrined in law and we recommend that the wording in STRAD 11 more closely reflects this.

We note that the Plan does not make reference to Locally Listed Buildings, otherwise known as Non-Designated Heritage Assets (NDHAs). These are unlisted buildings, features and monuments, both within and outside conservation areas, which have a degree of significance meriting consideration in planning decisions. The National Planning Policy Framework sets out the protection given to NDHAs (para. 135) when determining planning applications that affect them.

Neighbourhood Planning allows for the identification of non-designated heritage assets. Mid Suffolk District Council does not currently maintain a district-wide Local List and therefore the production of a Neighbourhood Plan provides an ideal opportunity to provide one. Historic England also advocates this approach and provides advice to local groups via its website, in particular its guidance note *Neighbourhood Planning and the Historic Environment*.

We would strongly encourage your team to consider compiling such a list which will strengthen protection from demolition or harmful development within the assets' setting which is otherwise limited, particularly outside the conservation area. The Society has recently been involved in two instances elsewhere in the county where the assessment of a building as a non-designated heritage asset has successfully prevented its demolition. We would therefore recommend that the Environment and Heritage chapter of the plan includes a policy which will protect non-designated heritage assets by requiring consideration of development that affects non-designated heritage assets to take into account the scale of any harm or loss and the significance of the heritage asset. A commitment to the compilation of a local list, in conjunction with Mid Suffolk District Council could, in turn be included in your list of community action projects to be carried out at a future date.

I attach a link to Suffolk Coastal District council's recently adopted criteria for your assistance which you may find helpful in this regard:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/designandconservation/non-designated-heritage-assets/>

We would be happy to discuss with you any of the matters raised in this letter further, please do not hesitate to contact us.

Yours sincerely,



**Fiona Cairns**  
**BA(Hons) DipTP DipBldgCons(RICS) MRTPI IHBC**  
**Director**

Cc: Mid Suffolk District Council Heritage Team

S02



Historic England

EAST OF ENGLAND OFFICE

Miss Odile Wladon  
Stradbroke Parish Council  
Mill Hill House  
Church Lane  
Wickham Skeith  
Suffolk  
IP23 8NA

Direct Dial: 01223 582746

Our ref: PL00285445

9 February 2018

Dear Miss Wladon

Thank you for consulting Historic England about your Pre-Submission (Regulation 14) Neighbourhood Plan for Stradbroke. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to comment on your neighbourhood plan at this stage.

In general, we welcome this comprehensive and detailed document, and are pleased to see that the historic environment is considered throughout, and particularly in relation to the proposed Site Allocations A-E, which will, if adopted, provide up to around 260 new dwellings in the parish. We welcome the commitment to high quality design and a mix of housing types as well as the principles of high quality urban design regarding settlement edges and pedestrian access, as well as the intention to ensure that the proposed developments respond to their historic and built environment context. We have the following comments to make:

Where the neighbourhood plan refers to 'heritage' we instead recommend that the term 'historic environment' is used, in line with the terminology used in national planning policy. It also reflects the holistic nature of the historic environment, which includes built, below ground and landscapes as well as nationally and locally designated heritage assets. We would also suggest that section 7 be titled 'Natural and Historic Environments', again in line with the terminology used in the NPPF.

It will be important that the strategy you put together for this area safeguards those elements which contribute to the significance of heritage assets within the neighbourhood area. This will ensure that they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.

The government's National Planning Practice Guidance is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's

local plan into action but at a *neighbourhood* scale. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character.

In addition to considering designated heritage assets therefore, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at their enhancement.

We welcome the commitment in policy STRAD1 for high quality design, but suggest a minor addition to the final bulletpoint so that it reads '...in order to retain the rural character and physical structure of Stradbroke, conserving and where possible enhancing its historic environment'.

We welcome policies STRAD2 and STRAD11, including the requirement for new development to use high quality materials and the retention of historic features. We suggest that the supporting text and policies could refer to the Stradbroke Conservation Area Appraisal, which provides more detailed discussion of the local character and materials, and which could therefore usefully inform new design in the conservation area. We also recommend that policy STRAD11 is entitled 'Historic Environment and Design'. We also note that the plan does not make mention of below ground archaeology considerations, and therefore suggest that this is included, in particular with suggests as to how the community might benefit from the results of any pre-development archaeological investigations within the parish. For instance, this could involve a policy requirement to disseminate the results locally through a series of talks, exhibitions or local publications.

We welcome the inclusion of policy STRAD4 regarding energy self sufficiency and efficiency. We would, however, recommend that reference is made to the fact that listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirements of the Building Regulations where compliance would unacceptably alter their character and appearance, or harm their significance. Special considerations under Part L of the Regulations are also given to locally listed buildings, buildings of architectural and historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture. Any guidance encouraging energy efficiency should note that the application of measures will therefore be different with respect to these classes of buildings and structures.

Further information can be found in the Historic England advice Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historically and traditionally constructed buildings, which is available to download here: <https://historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl>.

The following general guidance also published by Historic England may also be useful to links to in the plan, to assist members the forum in managing change in the neighbourhood area once the plan

is Made:

HE Advice Note 2 - making changes to heritage assets: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets: <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

HE Advice Note 3 - site allocations in local plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

We recommend the inclusion in your glossary of the relevant terminology regarding the historic environment contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets enjoy.

Finally, we should like to stress that this advice is based on the information provided by Stradbroke Parish Council in your correspondence of 15 January 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Edward James

Historic Places Advisor, East of England

Edward.James@HistoricEngland.org.uk

## R04

The Parish Council and all others involved are to be congratulated on a very comprehensive document covering many vital issues for the village.

My particular concern is about traffic and parking in Queen Street, which is where I live. The volume of traffic and the problems it can cause is referred to in several places in the Draft Plan, in particular paragraph 9)e) on page 38, which acknowledges that the proposed developments at Grove Farm and south of Mill Lane - a total of about 120 new households - "will put additional pressure on Queen Street" and states that "significant further growth requiring vehicular access onto Queen Street will be resisted". I think that Queen Street is already over loaded, and cannot cope with the additional pressure of the cars belonging to those new households. It is simply not wide enough and has limited visibility in more than one place due to bends in the road. Further, I have noticed that once past the school, as the road becomes straighter, traffic tends to accelerate, so that by the time it reaches the points where the traffic from the new sites would be joining the road, it will often already be exceeding the 30mph limit.

I am all in favour of a car park for the school, as is proposed. This would help ease congestion and make the road safer at school drop off and pick up times, but I don't think it will be enough. There is a need for a larger car park which is clearly available for all to use, and which would balance the car park at the community centre the other side of the village. It could be located nearer to the Queen Street exit from the new development site, not tucked away as shown on the plan for Site D but still adjacent to the school premises, so that it would be more noticeable and people would use it, and not be tempted to carry on parking in Queen Street anyway for convenience.

I do see from the plan for Site D that there seems to be a proposal to introduce a parking restriction in Queen Street, indicated by a pink arrow on the plan, though I can't see any reference to this in the text. This would make a larger and easily accessible car park all the more necessary since some Queen Street residents do not have sufficient off-road parking for their visitors, who would no longer be able to park in the street.

If the principle of parking restrictions in the village was established, could this be extended to the junction with Queen Street and New Street, where parking near the crossroads is a serious visibility hazard?

The Mill Lane development itself will of course add to traffic disruption and congestion while it is going on, as well as disturbance and general nuisance to those living close to it, probably for quite a long period of time. I have to say that traffic in front of my house and a building site behind it is not something I look forward to very much!

Regards

## R05

- **Message Details:**

- - **Name**
  - **Email**
  - **Subject** Neighbourhood Plan Response
  - **Message** I think this is a good and cohesive document and strategy, underpinned as it is by the need for sustainable development in the village. I think all the sites and policies for those sites detailed in the document are appropriate for the village, and essential to maintain the sense of place which the document mentions, and which most of those living in the village feel. It's great to finally see something tangible which will hopefully have a lasting beneficial effect on Stradbroke.

## R06

- **Message Details:**

- - **Name**
  - **Email**
  - **Subject** Neighbourhood Plan Response
  - **Message** Having read the Neighbourhood Plan I am disappointed that in the 'Investment Priorities' there appears to be no leisure provision for Primary/High School pupils. I believe that in the initial survey it was identified that young people requested a Skate Park. Although I do not have any children of this age, I do have Grandchildren who gain a lot of pleasure from such an activity (basing my experiences on such a scooter/skate park in Sheffield and the disappointment that we only have a running track to scooter around). Perhaps funding this time could be directed towards such a project, particularly as we are trying to address Anti-Social Behaviour, instead of the Courthouse and Library which has in recent years been successfully refurbished. I appreciate that these areas can be noisy but sometimes you have to accept noise when children are enjoying themselves and I would not object to one on the land south of New Street
- **Sent on:** 16 February, 2018



## R07

Transcript of R07:

As owners of a Grade II listed property within the conservation area of Queen St, we would like to raise the following points regarding the proposed development site (STRAD18) for 75 houses on the land adjacent to Mill Lane:

- a) In which order are the sites likely to be developed and is there a time frame for development STRAD 18.
- b) Pro-rata the density of proposed houses on STRAD18 seems to be far in excess of the other sites.
- c) Define what is meant by protecting and enhancing the conservation area and listed buildings given that on the plan there seems to be no buffer zone are between the start of the development and the conservation area boundary ie: the rear of the existing properties. Will this “enhancement” be carried out prior to the start of the building works.
- d) The consultation acknowledges that there is already a problem with surface water drainage in Queen St, would it not be possible to resolve this problem prior to the development starting.
- e) During the 13 years we have owned our property we have become increasingly disturbed by the increase of traffic along Queen St. The introduction of developments STRAD18 & 19 will surely only compound the problem. The proposal will now mean we will suffer traffic noise and pollution to the front and rear of the property.
- f) Reference is made within the plan to the existing open and rural feel of the village and indeed one of the attractions of our property is the far reaching views across open farmland which will be lost if STRAD18 goes ahead. Given that the development borders the conservation area, it seems to have more impact on neighbouring properties than the other proposed sites.
- g) Define the meaning of restricted parking in Queen St, and what effect this will have on the residents ie: visitors, trades people etc.
- h) With regard to the existing preschool/nursery building, the description of it being dilapidated seems rather extreme. Surely money could be saved by refurbishing this building to bring it up to a useable standard, rather than demolishing it for a car park when provision for parking has already been included in the development plan.
- i) As the rear of the properties in Queen St are presently not overlooked, what measures will be put in place to ensure privacy and security for the existing residents of those properties.

19th February, 2018.

R08

Mid-Suffolk Council Planning - Stradbroke

Neighbourhood Plan. 2016-2036

We have looked at the draft version of the Neighbourhood Plan, and have some comments.

Firstly, it does not show on any maps we have seen of Maple Close, on this land are 3 footings already in place, by Steve Lee (Builder) for 3 more houses. Also he has purchased another plot of land which is a rear part of the garden of Westland House. All of the site vehicles and deliveries for this development will come via Meadow Way. Plus one other house which has been agreed by Stradbroke Parish Council on the existing vacant plot of land next to Jubilee House, on the corner of Maple Close and Meadow Way.

### 3.7 Site NP6 - Land North of Meadow Way.

The Vehicular Access to this site via Meadow Way is very narrow, and not wide enough for passing vehicles, which will cause bottle necks for emergency vehicles. Therefore all construction traffic will only be able to access the sites via Meadow Way, Is this legally allowed? this will take years to build, causing major disruption around Meadow Way, not to mention the safety aspect, with so many heavy vehicles accessing the site. We have quite a few children living in Meadow Way. Laurel House will be on the junction of all these future developments. This will cause much stress and aggravation to the residents.

We understand the owners of Site NP6 Land North of Meadow Way had only wanted 6 houses built. This is more acceptable re: safety aspect for everyone concerned.

Paragraph re: vegetation removal/maintenance in Meadow Way could you please clarify what this will entail?

### 3.6 Site NP5 - Land at Meadow Way and Cottage Farm.

We understand the only way through to this site is via Meadow Way/New Street This is totally unacceptable re volume of vehicles needed to build this site, and the dangers that it could entail for existing residents. Also when completed the dangers for all residents.

We know that part of Meadow Way and New Street is in the Conservation Area, this must also be considered.

We also understand that the existing ransom strip is only wide enough for a single lane road. Your 3.6 Site NP5 states Suffolk Design Guide would put in footpaths, certainly there would not be enough width at this ransom strip, on to the site for any contractors lorries, vans, and emergency vehicles.

We are at present a small cul de sac, if these developments go ahead, we will have Maple Close, plus two looped roads coming in and out of Meadow Way, causing congestion and many safety issues involving young children and adults. Also we feel that parking will be a major issue.

The potential to link NP7 with NP5 via an emergency access/footway link this could be alright for non motorised users, or end up being a rat-run through the site, if not monitored correctly.

## R09

As per our telephone conversation, please find my questions/concerns arising from the above plan.

I appreciate that maybe not all questions can be answered at this time but any answers/replies will be welcomed.

Many thanks,

### NEIGHBOURHOOD PLAN 2018

#### STRAD2

- who will ensure that the design principles are adhered to?
- bullet point starting 'respecting established' ... sorry don't understand
- what comprises a landscape buffer?
- 5mtr buffer required for open countryside borders, what about for existing dwelling/property borders?

#### STRAD3

- are 1 bed properties really needed in Stradbroke?

#### STRAD4

- who vets the developers proposals for alleviating some potentially major problems with both drainage and electricity supply?

#### General (on above)

- who will ensure that the overall requirements stated within the plan are met?

#### STRAD18

##### Flooding

- during heavy rainfall the surrounding brooks/ditches/swales fill and overflow
- the field itself is permanently waterlogged during wet months

##### Proximity to existing dwellings

- will the new rear gardens be adjacent to perimeter boundary?
- what will be the minimum distance between existing and new properties?
- will there be any privacy planting?

##### Noise pollution

- a number of home offices face the proposed site
- what will be put in place to minimise noise levels during working hours?
- What will be put in place to minimise on-going noise levels?

##### Privacy

- currently first floor bedrooms and offices overlook open fields, during building works they will overlook a building site and on completion will overlook housing estate

- what specifics will STRAD2 provide to minimise this loss of privacy?

#### Traffic

- how will you ensure that parents (some) do not continue to drop their school children off in Queen Street?

#### Suggestion

- to run a footpath around the boundary between existing and new properties to allow dog walkers and ramblers access to existing footpaths

#### Building works

- what are the potential timescales, duration and hours of work?
- will early morning and weekend working be allowed?
- how will the site be secured?

#### Compensation

- will financial compensation be considered for devaluation of existing properties, viz-
  - outlook?
  - air pollution?
  - noise pollution?
  - light pollution?
  - loss of privacy?

## R10

- **Message Details:**

- 

- **Name**

- **Email**

- **Subject** SNP Draft Plan

- **Message** I would like to say that out of the sites that were put forward, i think the four that have been picked are the best sites to deliver Stradbrokes housing needs and would have my support. They are evenly spread out and maintain the character of the village. I also like that they offer expansion to the two schools and playing field. My two concerns however are with the land south of Mill Lane. I totally get why this land has been included as it is the only site that offers expansion to the Primary School. But i wonder if houses are built there will people want to live between a school and a dog food factory? Also where the roadway exits onto Queen Street. Won't that be near the entrance to the Grove Farm development thus making a dangerous crossroads? I think this needs to be considered. The other point i would like to make and i think this is REALLY IMPORTANT going towards a referendum is that i think this plan is good for the village and i hope it goes through. However i think the flyers you put through everyone's doors recently is a good idea but you need to make things clearer! Why do i say this? Well although i understand the process and have read all the paperwork, i think a lot of people won't do this because they are too busy. They will look at this and think by voting for the SNP they are voting for up to 222 new homes to be built. If they are against new homes they will vote against it. But what they might not realise is these homes will be built anyway but the SNP is the best way to go for the village. I really think you need to consider the above point as it is REALLY IMPORTANT and make this clear to people, otherwise all the hard work you have put in could be wasted if people don't vote for the SNP when it comes to the referendum. Many Thanks

- **Sent on:** 23 February, 2018

## R11

- **Message Details:**

- 

- **Name**

- **Email**

- **Subject** POLICY STRAD18: LAND SOUTH OF MILL LANE

- **Message** Although the preamble to 'Site D: Land south of Mill Lane' states that 'vehicular access would be onto Mill Lane', the attached map shows at the southern boundary of the development a symbol which although not colour matched is presumably the one listed to mean 'agreement with private landowner required for new vehicular access'. If this is not a mapping error and there is also to be proposed vehicular access at the southern boundary of Site D the map should show comprehensively how this would connect with New Street. The map legend is incomplete and ambiguous in this case. I wrote the email below on 3/11/17 to the Parish Clerk after the initial consultation last year explaining why I think that a skatepark carefully situated would be a valuable asset to the growing village. I have since discussed it with her having not received a reply and she told that it had recently been discussed positively by the PC but too late for it to be included in the printed pre-submission document. I had hoped it might have been included digitally in the version online but I see not. However I trust it will be taken forward in the final submission as I see there is significant interest for one recorded in the Analysis of responses to Youth Questionnaire 2016. Dear Councillors I forgot to include this in my response to the recent public consultation. Presumably there are reasonable grounds to ask developers to provide a social good in return for the house-building profits they stand to gain from that particular site. I assume this would apply in the proposal to include access to a safe parking area off Queen Street for primary school parents to use. I know that teenagers feel there is little for them in the village and want somewhere to meet their friends and hang out. My suggestion is that good use could be made of a properly designed concrete skatepark with shelters to sit in by what is inevitably going to be a growing teenage population. I understand a good skatepark is lacking in this area. There are bmx bikers and skateboarders in the village and always will be now. It is healthy physical activity and in fresh air. My son is 30 and skates to this day. He began skateboarding when he was 9 so I visited a lot of parks with him as he grew up. My experience has been that behaviour is mostly very good, invariably good-humoured, friendly and helpful, particularly to beginners and younger users, and a great deal of concentration and energy is spent on learning new tricks. My son has met people at parks in this country and abroad who remain his friends. I hope this is helpful. Yours faithfully

- **Sent on:** 24 February, 2018

R12

RE STRADBROKE NEIGHBOURHOOD PLAN 2016 - 2036,  
FOOTPATH TO NEW STREET, DRAWINGS SITES OPTIONS B4C



NEW STREET  
STRADBROKE  
SUFFOLK



THE CLERK  
STRADBROKE PARISH COUNCIL  
MILL HOUSE  
CHURCH LANE  
WICKHAM SKEITH  
IP23 8NA

THE CLERK

THE SUGGESTED FOOTPATH HIGHLIGHTED ON ENCLOSED DRAWING TO NEW STREET, IS OWNED BY MOORITENS PROPERTY, THIS IN TURN ALLOWS VEHICLE ACCESS TO MOORITENS HOUSE AND GARAGE, IF THIS IS DESIGNATED AS A FOOTPATH, THE FOLLOWING QUESTIONS ARISE

- 1 ACCESS DENIED TO OTHER VEHICLES ONLY AS A FOOTPATH
- 2 CHANCE OF INCIDENT BETWEEN VEHICLES, PEDESTRIANS, OR CYCLISTS

ALSO BY WHAT LAW CAN PARISH COUNCIL AND <sup>HIGHWAY</sup> USE LAND OWNED BY THE PROPERTY OF MOORITENS AS A PUBLIC THROUGHWAY, AT THIS MOMENT IN TIME IT IS ACCESS TO FOUR HOUSES ONLY, AND NOT A THROUGHWAY.

REGARDING TO BUILDING OF HOUSES ON SITE FIVE WHICH ACCESS ROAD ~~WILL~~ BE USED, TO TRANSPORT MATERIALS TO SITE?, THE HIGHLIGHTED LANE ON SITE FIVE DRAWINGS, DOES NOT SEEM VIABLE FOR HEAVY TRAFFIC.

YOURS SINCERELY.





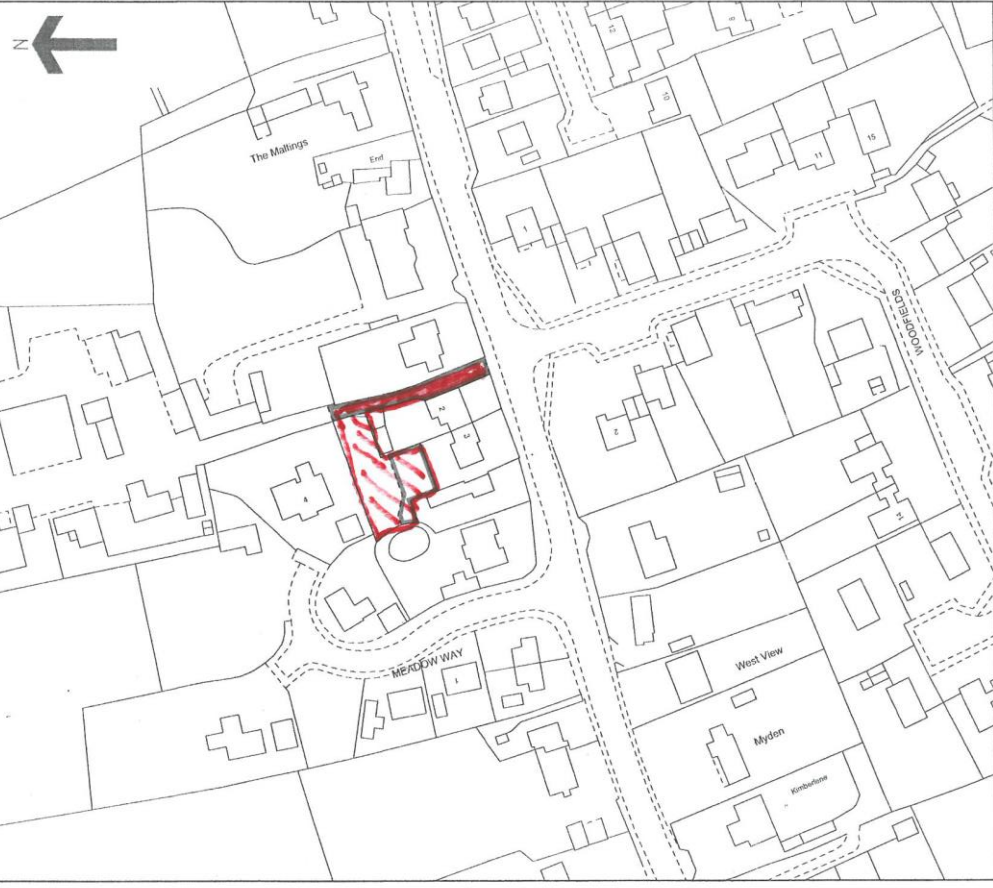




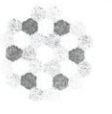
Title number **SK311049**  
 Ordnance Survey map reference **TM2273NE**  
 Scale **1:1250** enlarged from 1:2500  
 Administrative area **Suffolk: Mid Suffolk**

**Land Registry**  
 Official copy of  
 title plan

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Title number **SK265289**  
 Ordnance Survey map reference **TM2273NE**  
 Scale **1:1250**  
 Administrative area **SUFFOLK: MID SUFFOLK**

**Land Registry**  
 Official copy of  
 title plan

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This official copy is incomplete without the preceding notes page.

**S03**

Dear Sir/Madam,

Thank you for the opportunity to comment on the Stradbroke Neighbourhood Plan. The following comments are submitted on behalf of Anglian Water.

I would be grateful if you could confirm that you have received this e-mail.

#### **POLICY STRAD1: DEVELOPMENT STRATEGY AND PRINCIPLES**

Anglian Water is supportive of Policy STRAD1 as it states that development on the site identified in the Neighbourhood Plan will be expected to address the provision of utilities infrastructure including that provided by Anglian Water.

#### **POLICY STRAD4: UTILITIES PROVISION**

Anglian Water is responsible for managing the risk of flooding from new development only where it is proposed to connect to the existing sewerage network. Suffolk County Council has lead responsibility for managing the risk from surface water flooding.

Therefore it is suggested that the title of Policy STRSD4 be amended to include reference to surface water management.

As outlined in the Government's national planning practice guidance is to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

It is therefore proposed that the first paragraph of Policy STRAD4 be amended as follows:

- For the **surface water** drainage ~~network~~, this means demonstrating that all reasonable and sustainable options have been considered **in accordance with the surface water hierarchy**.

Reference is made to a scheme for the long term management of utilities infrastructure. The principal concern appears to be the long term management of surface water management and passing the responsibility to the Parish Council or new residents as outlined in the supporting text for this policy.

In the case of foul sewerage network there is an established process for applicants to apply to Anglian Water under the provisions of the Water Industry Act 1991 to adopt new sewers which are provided as part of the development.

Further details of this process are available to view at the following address:

<http://www.anglianwater.co.uk/developers/adoption-of-a-new-or-existing-sewer.aspx>

It is therefore proposed that the second paragraph of Policy STRAD4 be amended as follows:

'Such solutions should be accompanied by an appropriate scheme of management which ensures the effective long term management of the ~~utilities infrastructure~~ **surface water drainage system**'

Should you have any queries relating to this response please let me know.

Regards,  
**Stewart Patience**  
Spatial Planning Manager

**Anglian Water Services Limited**  
Mobile: 07764989051  
Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT  
[www.anglianwater.co.uk](http://www.anglianwater.co.uk)

**S04**

Date: 27 February 2018  
Our ref: 236 21

Stradbroke Parish Council  
Mill Hill House  
Church Lane  
Wickham Sketh  
Suffolk  
IP23 8NA

**BY EMAIL ONLY**



Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6G

T 0300 060 3900

Dear Sir/Madam

**STRADBROKE NEIGHBOURHOOD PLAN**

Thank you for your consultation on the above dated 18 January 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved enhanced and managed for the benefit of present and future generations thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully  
Dawn Inrade  
Consultations Team

**Response to Pre-submission Consultation Document**  
**Feb 2018**

1. Forward. 'Community-wide responses.....Policies are there to deliver the community's ambitions'

The 1st survey was rigorous, anonymous and incorruptible as each respondent had a unique code so it could only be completed once. The NP committee at the time worked with CAS to develop this secure survey that, as a result, was efficient, effective and accurate. Each household was given a copy personally by one of the team of volunteers who helped householders where needed and collected the survey if there was a difficulty in returning it. Prior to the survey there was blanket coverage and publicity including articles, posters and a large banner above the Spar shop.

The 2nd survey was virtually non-existent. The vast majority of residents did not know it was taking place until too late. There was scant publicity and respondents had to be pro-active. A substantial number of elderly residents do not have access to the internet and would not be willing or able to make a special effort to go to the library where they would have to go through all the documents and complete a paper copy. We made a particular point of home visits for those people in conducting the first survey. Their voice has now been ignored.

2 posters only appeared in the village on the day of the deadline so not seen by residents. One resident wrote a full response to the consultation process suggesting at the time that it was rushed and not open to all. The reply from the NP committee was that they were 'adhering to deadlines set by MSDC' which is not accurate.

The 2nd survey was conducted on SurveyMonkey that is open to corruption and was proved to be so by some people testing the system. It was very easy to enter multiple entries with no security checks. As such, any results are null and void as a large number are fictitious.

However, no evidence from this survey appears to be available yet policies and site allocations have been written in this document. This suggests that the NP committee have made decisions about the sites rather than residents and have hoped that it matches general opinion. This goes against the aim of an NP and the sentence quoted above. The NP committee need to be reminded that they are merely an objective conduit of information that is true and accurate and not at liberty to manufacture policies. It appears that Policy Strad1: Development Strategy and Principles is dubious in its content as it is not based on full and accurate evidence but the opinion of a few.

At the very least this survey needs to be repeated using a secure system after full publicity and access to it followed by open and clear evidence.

2. The Village Design Statement. 'If there is further expansion.....very effective and influential linear form is retained.' (2003)

This document is now 15 years old and the research behind even older and contains some subjective views. It has not been tested by reference to the resident opinion/consultation in the preparation of this document. It is stated that the VDS was up-dated and approved in 2014 but by whom? This was not shared with the village nor does it appear on the MSDC website (unlike Eye's, for example). Again, if it is to be used as evidence, this needs to go to consultation with all residents and then shared with MSDC.

3. Policy Strad1: Development Strategy and Principles

Where is the evidence that the 5 sites allocated are the genuine sites? Some of these are in direct conflict with the original village responses in the first survey/questionnaire and have not been flagged up as high priority sites by AECOM eg Land North of Laxfield Road. Others have been dismissed not because of major problems highlighted by AECOM but by a decision made by the current NP committee without solid backing from the village or a clear rationale.

With such important decisions to be made it is vital that Stradbroke residents are given as much information/guidance as possible. An effective way would be in the form of scenarios highlighting pros and cons of all the sites indicating all the extras that the village would gain from each eg Site 5 is partially a brown field site that has its advantages and would open up a series of pathways especially if linked to the back of the primary school....and so on. None of these scenarios were put forward to allow residents to think creatively and widely and with a full set of options  
There is particular concern as a member of the current NP committee/Parish Councillor has contacted 2 of the landowners in this list of 5. He tried to persuade one to develop his land to build 45 houses instead of the 9 that he is asking planning permission for. He tried to persuade another landowner that if he agreed to certain terms matching the suggestion in the NP for site 2 then permission for houses would be easily and readily granted. This is clearly unacceptable and manipulating practice again not adhering to the principles and remit of a Neighbourhood Plan.

#### 4. Infrastructure

The 1st survey allowed for feedback from households and businesses on broadband and mobile reception. There was a strong bank of response that has been ignored here yet it was a priority for many.

#### 5. Education

Stradbroke High School (SHS) is one of the smallest high schools in Suffolk with fewer than 250 students. It is not fully utilising all its property and substantial playing fields and has ample opportunity to expand without devoting a parcel of land to it. No evidence is being provided that educational experts have demanded this nor has this been reflected by any evidence from opinion gathering from Stradbroke residents. It simply appears as an emotive and manipulative move to prevent development on a particular site.

#### 5. Other Community Provision

It is suggested that 1 'approved' site would allow for expansion of the Community Playing Fields 'to provide .....informal recreation such as dog walkers.' There is a strict rule about no dogs on the Playing/Sports field so where did this idea emerge from? However, another proposed site offers many further opportunities for recreational activities such as circular paths leading to a network of paths around the village for everyone plus a large fishing lake and wildlife observation look-outs yet this has been ignored. Again there is no evidence of residents' response to these sites so we are unable to judge whether this is simply the NP committee's view.

#### 6. Transport and Accessibility

'There has been growing concern.....unadopted roads.' Where is the evidence for this? Which unadopted roads and where is this in any survey and where are the responses?

#### 7. Infrastructure Investment Priorities

There is no mention of the community centre here yet in the 1st survey this scored very highly as an important facility to retain and maintain as part of the village. Over 60% of respondents stated that the leisure centre and the community centre were very important as opposed to less than 40% citing the courthouse and All Saints Church. However, these have been put forward to receive attention/actions/monies. Again is this simply the committee's views on what should receive monies?

#### 8. Community Actions

There has been no public debate or reference to Assets of Community Value and no evidence that there has been dialogue regarding it with both private owners, trusts or organisations. This is yet

another idea that has sprung from the NP committee without any reference to the community or stimulus from it. Genuine community actions that were clearly pinpointed in the first survey have been ignored.

#### 9. Full Representation

The original questionnaire consisted of 3 surveys: Household, Business and Youth. This draft makes reference to the first but the other 2 appear to have been side-lined yet both contain valuable and insightful points for the future of Stradbroke and lead to various community actions.

S05



Stradbroke Parish Council  
Mill Hill House Church Lane  
Wickham Skeith  
Eye  
IP23 8NA

**Our ref:** AE/2018/122 62/01-L01  
**Your ref:** \*  
**Date:** 27 February 2018

Dear Mrs Wladon

### **DRAFT STRADBROKE NEIGHBOURHOOD PLAN STRADBROKE**

Thank you for consulting us on the Draft Stradbroke Neighbourhood Plan.

Our principal aims are to protect and improve the environment and to promote sustainable development we:

- Act to reduce climate change and its consequences
- Protect and improve water land and air
- Work with people and communities to create better places
- Work with businesses and other organisations to use resources wisely

You may find the following two documents useful. They explain our role in the planning process in more detail and describe how we work with others they provide:

- an overview of our role in development and when you should contact us.
- initial advice on how to manage the environmental impact and opportunities of development.
- signposting to further information which will help you with development.
- links to the consents and permits you or developers may need from us.

Building a better environment: Our role in development and how we can help:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/28989 /LI T 27 5 c8ed3d.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/28989/LI_T_27_5_c8ed3d.pdf)

Environmental Quality in Spatial Planning <http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/>

Please also find attached to this e mail our document "Planning for the environment at the neighbourhood level."

### **Infrastructure**

We feel this section would be improved by reference to the current situation regarding the disposal and treatment of sewage in the locality. Disposal of new development to the Water Treatment Works at Eye would bring that facility close to the upper limits of its permit.

Developers should consult with Anglian Water and if necessary development should be phased to align with any improvements required.

Your plan should consider if there are opportunities for increasing reuse and recycling facilities and for decreasing incidents of fly tipping.

### **Environment and Heritage**

We welcome the recognition given to the importance of local green spaces. Further exploration of how these spaces relate to each other and to habitat outside of the village boundary (connectivity) would give you an understanding of how "green corridors" could be created and enhanced.

It is also important to recognise and value the "blue environment."

There are ecological improvements needed to be made to the two tributaries of the Waveney close to Stradbroke: Chickering Beck (waterbody ID GB10503 0 5690) and the unnamed tributary GB10503 0 57 0. Works that need to be undertaken for these waterbodies to achieve Good Ecological Status include undertaking river habitat enhancements riparian tree planting and working with local landowners to reduce diffuse pollution from agriculture.

Any development must not cause a deterioration in Water Framework Directive status to either of these waterbodies. For example drainage from new housing should be designed to trap and control pollutants from domestic car washing and the use of garden pesticides and herbicides.

Measures to capture rainwater in developments should be installed to enable this water to be used in the garden and for washing cars and to reduce water demand. New developments should be designed to achieve a maximum water consumption of 110litres per person per day.

Please note that the view expressed in this letter by the Environment Agency is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.

Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.

Yours sincerely

**Mr GRAHAM STEEL**  
**Sustainable Places - Planning Advisor**

Direct dial 02 03 02 58389  
Direct e-mail [graham.steel@environment-agency.gov.uk](mailto:graham.steel@environment-agency.gov.uk)

S06



Our Ref: NHSE/STRAD/NDP/KH

Your Ref: Stradbroke Neighbourhood  
Development Plan

Stradbroke Parish Council

Email Only –  
[StradbrokePC@outlook.com](mailto:StradbrokePC@outlook.com)

NHS England Midlands & East (East)  
Swift House  
Hedgerows Business Park  
Colchester Road  
Chelmsford  
Essex  
CM2 5PF

Email address: [kerryharding@nhs.net](mailto:kerryharding@nhs.net)  
Telephone Number – 0113 824 9111

28 February 2018

Dear Sirs

Stradbroke Neighbourhood Development Plan 2016- 2036  
(Pre-submission Consultation)

I write following the above consultation on behalf of NHS England Midlands and East (East) (NHS England) and Ipswich and East Suffolk Clinical Commissioning Group (CCG).

We have reviewed the information available and note that there is reference to the access of local healthcare services for the current and future population of Stradbroke. It is also noted that there does not appear to be reference to the provision of assisted living developments or nursing/ care homes to cater for an aging population. Stradbroke is currently serviced by Stradbroke medical centre, a branch of Fressingfield GP Practice; in terms of premises space this practice currently has capacity.

The plan identifies preference for housing developments with smaller numbers of dwellings rather than large developments. Please bear in mind that the planning obligations that can be gained from larger number of smaller developments will not always have as much benefit as one large development. This will limit the options available for the provision of additional community infrastructure to be delivered as part of a scheme and NHS England have limited funding available to invest in creating additional capacity as a result of development growth.

We would welcome the addition of a simple statement, to confirm that Stradbroke Parish Council will support NHS England and the CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Stradbroke. At the appropriate time NHS England and the CCG would welcome the opportunity to discuss with the Parish Council potential solutions to ensure sustainable Primary Care services for the local community.

If you have any queries or require further information, please do not hesitate to contact me.

Yours faithfully



Kerry Harding  
Head of Estates

High quality care for all now and for future generations



X01



Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

T: 01260 288800  
F: 01260 288801

[www.gladman.co.uk](http://www.gladman.co.uk)

By email only to: [stradbrokepc@outlook.com](mailto:stradbrokepc@outlook.com)

Dear Sir/Madam,

**Re: Stradbroke Neighbourhood Plan – Regulation 14 consultation**

**Introduction**

This letter provides the response of Gladman Developments Ltd. (hereafter referred to as "Gladman"). Gladman specialise in the promotion of strategic land for residential development with associated community infrastructure.

Gladman has considerable experience in the development industry across a number of sectors, including residential and employment development. From that experience, we understand the need for the planning system to provide local communities with the homes and jobs that are needed to ensure residents have access to the homes and employment opportunities that are required to meet future development needs of the area and contribute towards sustainable economic growth.

Gladman has been involved in contributing to the plan preparation process across England through the submission of written representations and participation at local plan and neighbourhood plan public examination.

**Structure of representations**

These representations are structured to follow the consultation document and will cover the following key topic areas:

- Legal compliance
- Consistency with the Development Plan
- Neighbourhood Plan polices

**Legal Requirements**

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the Stradbroke Neighbourhood Plan (SNP) must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
- (d) The making of the order contributes to the achievement of sustainable development.
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

Directors: D J Gladman BA, K J Gladman MCSP, SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTPI  
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## **National Planning Policy Framework and Planning Practice Guidance**

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

### **Planning Practice Guidance**

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded.

### **Relationship to Local Plans**

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The adopted Development Plan relevant for the preparation of the SNP consists of the saved policies of the Mid Suffolk District Local Plan (1998), the First Alteration to the Mid Suffolk Local Plan (2006), the Mid Suffolk District Core Strategy (2008) and the Mid Suffolk District Core Strategy Focused Review (2012)

However, it is important to note that the Council in partnership with Babergh District Council are preparing a new joint local plan to meet the requirements of the Framework. As such, it is important that the SNP allows for flexibility and adaptability so it can positively respond to changes in circumstance which may arise over the duration of the plan period. This degree of flexibility is required to ensure that the SNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004, which states that:

‘if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).’

### **Stradbroke Neighbourhood Plan**

These representations are made to the current consultation on the pre-submission version of the SNP, under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This section highlights the key issues that Gladman would like to raise with regards to the contents of the SNP as currently proposed and its consistency with the requirements of national policy and guidance. To address these inconsistencies Gladman has sought to recommend a series of alternative options to be considered so that the Plan fully reflects the requirements of national policy and guidance.

### **Neighbourhood Plan Policies**

#### **Policy STRAD1: Development Strategy and Principles**

Whilst it is acknowledged that the SNP seeks to allocate land for housing, Gladman is concerned that policy STRAD1 in its current form will act to preclude the delivery of otherwise sustainable development opportunities located beyond the proposed settlement boundary from coming forward. The Framework is clear that development that is sustainable should go ahead without delay in accordance with the presumption in favour of sustainable development. The use of a settlement boundary will likely act to arbitrarily restrict growth opportunities from coming forward and therefore does not accord with the positive approach to growth required by the Framework.

Indeed, the PPG is clear that all settlements can play a role in delivering sustainable development, so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence<sup>1</sup>. Accordingly, Gladman recommends that a more flexible stance to development that is well related to Stradbroke is taken and the following wording is put forward for consideration:

“When considering development proposals, the Stradbroke Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Stradbroke Neighbourhood Plan will be supported particularly where:

- Provide new homes including market and affordable housing; or
- Opportunities for new business facilities through new or expanded premises; or
- Infrastructure to ensure the continued vitality and viability of the neighbourhood area.

Development adjacent to the existing settlement will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”

#### **Policy STRAD2: Design Principles**

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<sup>1</sup> PPG Paragraph: 001 Reference ID: 50-001-20160519

Whilst recognising the importance of ensuring good design is incorporated into future development proposals, the Framework is clear that design policies should avoid unnecessary prescription or detail and should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiate through unsubstantiated requirements to conform to certain development forms or styles.

In this regard, the design policy as currently worded requires all development proposals to meet the requirements of the policy which places an onerous burden on development such as minimum garden sizes or meeting all requirements of Secure By Design which is guidance and not policy. Indeed, many of the design principles may not be relevant to a development proposal i.e. small scale development, householder extension etc.

Gladman recommend that the design principles are amended and reference minimum garden sizes, landscape buffers are deleted and that development proposals are 'encouraged' to have regard to Secure by Design guidance.

#### Policy STRAD3: Housing mix

In principle, Gladman generally support the principle of the above policy which seeks to provide a mix of housing types. However, it should be noted that housing mix can change over the plan period and it would be more appropriate if the policy referenced 'in accordance with the latest Strategic Housing Market Assessment' as opposed to setting out a specific housing mix requirement. This modification will ensure that the policy remains responsive to changes in circumstance when new evidence is made available over the duration of the plan period.

#### Policy STRAD10: Local Green Spaces

Gladman remind the Parish Council that the Framework makes clear at Paragraph 76 that designation of land as Local Green Space (LGS) should be consistent with the local planning of sustainable development for the area. Paragraph 77 sets out three tests that must be met for the designation of Local Green Spaces. Paragraph 77 states that:

"The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land." (emphasis added)

It is considered that there is insufficient evidence to support the proposed designations against the requirements listed above. Indeed, this issue was highlighted in the Examiner's Report to the Wantage Neighbourhood Plan<sup>2</sup> which stated:

"12.5 Overall, there is simply insufficient, proportionate, robust evidence to support the proposed designations in the plan promoted by this policy. Given this I am not in a position to determine which green spaces should be retained in the plan. I would recommend that the policy be deleted. "

Gladman recommend that the Steering Group assess the proposed sites against all three tests which must be met for LGS designation to ensure the proposed allocations are consistent with the requirements of the Framework.

#### **Conclusions**

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<sup>2</sup><http://www.whitehorsedc.gov.uk/sites/default/files/Wantage%20NP%20Report%20Final%2030.7.16.pdf>

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. Whilst we support many of the policies aims and objectives in principle, we feel that the Plan would benefit from additional modifications to the Plan to ensure that it allows for flexibility going forward and ensures the Plan is capable of reacting positively to changes that may occur over the plan period.

Gladman hopes you have found these representations helpful and constructive.

Yours faithfully,  
John Fleming

## R14

- **Message Details:**

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- **Name**

- **Email**

- **Subject** Neighbourhood Plan Response

- **Message** Dear Stradbroke Parish Council, Firstly the Parish Council and the Neighbourhood Planning group should be commended on a thorough piece of work. My response is as follows: 1) I am pleased that all of the sites selected, except one (Farriers Close), are going to be accessed, for both construction and habitation, from the arterial roads of the village and not through existing housing developments. 2) Have every sympathy with the residents of Farriers Close and I think at a minimum serious consideration should be given to an alternative access route to the site for construction traffic NOT down Farriers Close. If an alternative could be found and workable then possibly this could be a long term access solution to the site. 3) I would like to understand how any future planning applications for new developments on sites outside the Neighbourhood Plan will be managed. Will such applications be automatically rejected? If so how long will this amnesty last? 4) I would also like to understand that if any of the chosen sites do not deliver the estimated number of properties then what? 5)As a parent and teacher at the High School I would like to understand the plans for the development of these sites and how this marries with the expansion of the village infrastructure especially the doctors and schools. Best wishes,

- **Sent on:** 1 March, 2018

## X02

*This response is made on behalf of the Governing Body of the All Saints Church Schools Federation and All Saints Schools Trust who are responsible for running Stradbroke Church of England Primary School.*

Stradbroke Primary School welcomes the neighbourhood plan and its strong focus on education and the needs of families with children. Stradbroke is a rural area with a older than average age profile and services for children and families are not always seen as a priority.

Numbers of children have dropped across rural parts of Mid-Suffolk over the last decade and the plan's emphasis on providing affordable and low cost housing should provide greater opportunities for young families to be able to settle in the village. This will help the school remain viable.

In recent years we have take significant steps to secure the long term viability of the school. We started a partnership in 2014 with All Saints Church of England Primary School in Laxfield which developed into a Federation in 2015. The two schools share

amongst other things a Headteacher and have a single governing body. Both these schools are founder members of the All Saints Schools Trust which is a new multi academy trust consisting of rural church and community primary schools in North Suffolk. The other founder members are St Peter and St Paul Church of England Primary School in Eye, Fressingfield Church of England Primary School and Wortham Primary School.

This partnership working helps to keep schools sustainable but all schools need children to remain viable. In addition we know from our experience running Laxfield that a strong pre-school provision helps both local families and the viability of the school. We have seen a strong growth in numbers at Laxfield which is in part attributable to the new pre-school that opened around 7 years ago on the school site.

Our response to the proposed policies:

#### STRAD3

We welcome the commitment to a mix of housing. Our experience is that younger families often need smaller houses to begin with when they have perhaps one small child but do also need opportunities to move to larger houses as families grow. This can be an issue at present with either a lack of smaller houses for younger families or larger houses for growing families that are still affordable.

#### STRAD5

We strongly welcome the commitment to a pre-school/nursery and would strongly recommend that this would be best located on our site. Additional land to enable this would be welcome. The existing pre-school at the Primary School is located in an out of date building and this means it is only able to operate for limited hours. A new purpose-built facility would enable a much more comprehensive service to be provided.

The school cannot use its funds to pay for a pre-school/nursery so this project would need to be funded independently and we would suggest that this would be a good use of CIL money due to Mid Suffolk District Council and Stradbroke Parish Council.

We also welcome the commitment to measures to improve traffic outside the school particularly at pick up/drop off times. We would remind the Parish Council of the need to work together with the school on any such proposals.

#### STRAD7

We would welcome more opportunities for children to be able to walk and cycle to school safely particularly off road.

#### STRAD18

We welcome the opportunities this could bring for the school and for local children and families. Currently the school does not have long term security for its playing field which

is leased to us. This proposal could secure this and provide opportunities for improved access and car parking as well as a site for a new nursery.

#### Infrastructure Investment Priorities

We welcome the inclusion of a new nursery/pre-school as the first priority shown on the list.

We also welcome the commitment to look to improve transport for Post-16 provision. Whilst we only run primary schools we are clearly still interested in the opportunities for children once they have left both primary and high school.

James Hargrave

On Behalf of:

Governing Body of All Saints Church Schools Federation

All Saints Schools Trust Board of Trustees

**L02**

Re: Stradbroke Draft Neighbourhood Plan.

Dear Odile,

I am writing to comment on the Draft Stradbroke Neighbourhood Plan on behalf of myself and Nick Stones of Cottage Farm, for the avoidance of doubt, "I" and "me" refers to myself, "we" and "our" to myself and Nick Stones of Cottage Farm.

We believe that the sites proposed that relate best to the existing settlement pattern are those at the core of the village, STRAD16 and STRAD18.

Sites STRAD15 and STRAD17 are perimeter development and will be very prominent on entering the village.

Whilst site STRAD18 has the potential benefit of providing a new vehicle drop off point for the primary school that will only work if drivers are prepared to make the journey to the rear through the new estate road.

However, all pedestrian access to the school excepting that from the new development (STRAD18) and existing properties North of the school will still be via the restricted footway on Queen Street. The danger will actually be worsened if the parking congestion is solved as traffic speed will then be higher and immediately adjacent to the narrow footway.

The site at Cottage Farm was submitted to MSDC in 2014 and brought forward as "with potential to support development" in the draft SHLAA published in May 2016.

In 2017 we had numerous conversations with the leader of the Neighbourhood Plan working group who suggested to us it would work well with the site now known as STRAD18 making it possible to provide safe foot and cycle access from the North of the village right through to the other core facilities (Community centre, Surgery, Swimming pool, High school) without needing to use the existing restricted footway on Queen Street by the Primary School or navigate the T junction opposite the Spar shop.

The Neighbourhood Plan working group then showed this idea (sites 5 and 7) at the Public Consultation at the Courthouse in October 2017 as one of the options to consider at which several members of the public spoke to me and said they were in favour.

Very soon after, discussion between ourselves to explore possibilities and the landowner of STRAD18 started favourably but unfortunately the landowner did not want us to approach the Neighbourhood Plan working group to explain our position.

No further communication was received from the working group, I sent an e-mail in November explaining my willingness to continue working on the proposal but did not receive a reply. The next communication was effectively the Draft Plan.

The Cottage Farm/Meadow Way proposal submitted to MSDC in 2014, brought forward in the May 2016 SHLAA document and numbered 5 for the Public consultation fits with all the relevant policy criteria in the Draft Stradbroke Neighbourhood Plan.

My understanding is that when people are asked about development, the main cause for concern is usually the size of that development, it is much preferred for the village to grow slowly and from the core as it has done for hundreds of years.

Faced with the task of providing a considerable number of new dwellings in a relatively short period of time, the effect can be mitigated by situating them carefully within the village as opposed to the perimeter which is effectively ribbon development.

Our site, whether considered in conjunction with STRAD18 to provide pedestrian and cycle access or standing alone relates well to the existing village settlement pattern as do sites STRAD18 and STRAD16.

We are confused as to why communication ceased and site 5 has not been put forward in the Draft Plan, believing it to be more suitable than sites STRAD15 and STRAD17.

The opportunity to provide safer access to both Schools and the core facilities in the village has been missed.

Please could you provide us with your documented evidence base showing the method and results for assimilating Public opinion leading to the selection of sites.

For the above reasons we are at the moment objecting to the Draft Plan.

Steve Lee.  
Nick Stones.

Steve Lee, S R Lee Builder Ltd.



Date: 2<sup>nd</sup> March 2018  
Enquiries to: Cameron Clow  
Tel: 01 73 260171  
Email: cameron.clow@suffolk.gov.uk



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

Dear Odile Wladon,

**Submission version of the Stradbroke Neighbourhood Plan**

Thank you for consulting Suffolk County Council on the Submission version of the Stradbroke Neighbourhood Plan.

The County Council is not a plan making authority except for minerals and waste. However it is a fundamental part of the planning system being responsible for matters including:

- Archaeology
- Education
- Fire and Rescue
- Flooding
- Minerals and Waste
- Natural Environment
- Rights of Way
- Transport

This response as with all those comments which the County Council makes on emerging planning policies and allocations will focus on matters relating to those services.

Suffolk County Council is supportive of the Stradbroke Neighbourhood Plan's vision for the Parish. Some issues are raised below however the County Council is open to discussion in order to resolve these issues.

Archaeology

The plan includes heritage and local character as a theme in the policies which is welcome and the supporting information demonstrates consultation of the County Historic Environment Record.

SCC Archaeology Service would welcome a sentence in Chapter 7 which recognises the need for evaluation and consideration of archaeological remains in planning decisions and offers commitment to the appropriate management of archaeological remains on development sites.

We offer the following comments on site allocations which have particular potential to impact as yet unknown archaeological remains relating to early settlement and also in particular medieval 'suburban' activities:

- Site C: The site is on the edge of the medieval settlement and has not been systematically assessed for archaeological remains. We would welcome an addition to the policy to state that any planning application should be supported by the results of an archaeological evaluation which enables impacts on archaeological remains to be considered and provision made for preservation if appropriate. Geophysical survey would be appropriate as a first stage of works. This matches advice given for the Mid Suffolk SHLAA in 2016 for site STR(NS)06.
- Site D: Land South of Mill Lane. The site is on the edge of the medieval settlement and has not been systematically assessed for archaeological remains. We would welcome an addition to the policy to state that any planning application should be supported by the results of an archaeological evaluation which enables impacts on archaeological remains to be considered and provision made for preservation if appropriate. Geophysical survey would be appropriate as a first stage of works. This matches advice given for the Mid Suffolk SHLAA in 2016 for site STR(01).
- Site B is adjacent to The Priory (listed building 280217) and its associated moat. This is acknowledged in the plan as is the need to protect and enhance the setting of the listed building. The current shielding of the site due to existing vegetation is noted but it is also the relationship of the complex in relation to the wider landscape which will be impacted and the significance of heritage assets and significance of impacts on their setting would need to be assessed in accordance with [Historic England guidance](#). The moat as a feature would have had a content as a boundary feature between the house and more open space. I would advise that the policy should set out that the concept plan and development designs should be informed by rigorous assessment of the significance of heritage assets and impacts on the setting and that buffers viewpoints through the site and design concepts informed by it. Caution may be needed in terms of housing numbers particularly given that some of the site is allocated for school expansion. Mid Suffolk Conservation Officers would offer advice on approaches to assessment and the significance of impacts. Additionally we would advise for the purposes of project management that early archaeological evaluation will enable the nature and character of remains on the site to be assessed and appropriate provision made in project planning.

## Education

Stradbroke Parish Council has been proactive in policies relating to education which is welcome.

### *Early Years*

Stradbroke has one early years setting which is co-located at Stradbroke primary school. There is currently available provision for the estimated 26 (maximum) children arising from allocated sites requiring early years places within the ward. However due to current restrictions at the primary school (see below) the County Council supports the provisions in policy STRAD18 which enables the re-provisioning of the pre-school at the primary school providing more room for primary school expansion. Whilst the County Council is supportive of this principle it is not clear where funding for this project could be sourced.

### *Stradbroke Primary School*

The table below outlines the current capacities forecast for Stradbroke Primary School. These figures account for site at Grove Farm which currently has planning application for dwellings.

PAN	CAPACITY	Forecasts				
		2017	2018	2019	2020	2021
20	10	97	105	103	106	109

2

	Surplus	3	35	37	3	31
	Surplus w/ 5 buffer	36	28	30	27	2

The allocations in the site would generate approximately 53 primary school pupils (maximum) which would exceed the school's current capacity, but the school does have room to expand to a 210 place school. However there would not be enough land to meet BB103 requirements. For these reasons the County Council supports the provisions in policy STRAD18 which enables the re-provisioning of the pre-school at the primary school providing more room for primary school expansion.

#### *Stradbroke High School*

The County Council do not foresee any issues with the plan regarding the High School which will be able to provide spaces for the to the pupils generated by the site allocations.

#### *Sixth Form*

The catchment sixth form school for pupils arising from Stradbroke is Thomas Mills which currently has capacity to provide spaces to sixth form pupils generated by the plans site allocations.

#### Fire and Rescue

Suffolk Fire Rescue Service has considered the plan and are of the opinion that given the level of growth proposed we do not envisage additional service provision will need to be made in order to mitigate the impact. However this will be reconsidered if service conditions change. As always SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient. SFRS will not have any objection with regard access as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting specific information as to the number and location can be obtained from our water officer via the normal consultation process.

#### Flooding

The County Council has a number of issues regarding policy STRAD concerning flood management and drainage. The importance of flood issues to the Plan and to Stradbroke Parish Council and residents is recognised and the County Council will offer support to ensure an appropriate policy is in place.

Flood elements of this policy should be separated into their own policy as the aim of flood policy is to manage risk whereas utilities provision is about meeting an infrastructure need. While the two are connected with regards to drainage a policy outlining how flood risk should be managed will be more clear and effective if it is separate.

There are also a number of factual inaccuracies that should be corrected in the Flooding and Drainage section on page 21:

- The statement in paragraph 'a' "a number of areas in the village are at considerable risk of flooding, particularly surface water flooding" is incorrect. The majority of the parish is in flood zone 1 the exception to this is small areas of flood zone 3 bordering water courses which can be affected by significant rainfall events. According to technical guidance to the National Planning policy Framework, "areas at risk of flooding" is land in flood zone 2 and 3, or land which has a critical drainage problem notified to the local planning authority or Environment Agency. The County Council has no record of flood events within the parish however if the Parish Council has different evidence the County Council would take this into consideration.
- Some of the parish is however at risk of surface water flooding and as such development these areas should be avoided or mitigated. We can provide a surface water flood water on request for the parish.

- Paragraph 'b' states that "in Stradbroke there are a number of swales", however there are no recorded swales in Stradbroke, this should be changed to "ordinary watercourses".
- Paragraph 'c' contains a misguided view of Sustainable Drainage Systems (SuDS), stating it "is used in urban areas where it is not cost effective to drain into the ground" and that it is not suitable in a rural area such as Stradbroke. The term "urban" is no longer specified in SuDS as the principles should apply to all built environments including rural environments. SuDS is a system to use the best drainage option available. Development should follow a hierarchy of SuDS which is:
  1. infiltration into the ground
  2. to a surface water body
  3. to a surface water sewer highway drain or another drainage system
  - . to a combined sewer.

Flood risk policy should make reference to this hierarchy with preference to measures as high up as is practically possible.

The flood risk section of the plan should make reference to national and local policy in regards to flood risk management. National policy is outlined in paragraph 100 of the NPPF. Local policy to refer to is the Flood Risk Management Strategy produced by the Flood Risk Management Partnership and Policy CS of the Mid Suffolk Core Strategy. Flood risk policy should also require assessment of all flood types including from river or the sea (flood zones 1 2 3) surface water ground water reservoirs and make reference to this hierarchy with preference to measures as high up as is practically possible.

The County Council recommends the Flooding and Drainage sub section (under the Infrastructure section) should be its own section in the plan. As a starting point for a flood risk policy the Council would suggest the following wording:

"Development should be directed away from areas of the highest flood risk, including risk from river or the sea surface water ground water and reservoirs. Flood risk should be managed using Sustainable Drainage Systems (SuDS) and the method of discharge should be as high up the hierarchy of drainage options as is possible once the other options have been proved not to be viable. Development is encouraged to take opportunities to reduce flood risk and create betterment.

It is the preference of the Parish Council that where surface run off cannot be discharged into the ground the method of discharge is adoptable by a risk management authority."

The County Council will be pleased to help with the Stradbroke Neighbourhood Planning in producing an effective flood risk policy.

#### Minerals and Waste

In responding regarding minerals and waste matters the County Council will be referring to the currently adopted Minerals Core Strategy and Waste Core Strategy and the emerging Suffolk Minerals and Waste Local Plan.

#### *Minerals*

The neighbourhood plan area of Stradbroke and the sites the Neighbourhood plan is currently allocating do not coincide with the minerals consultation area and are not within proximity to any currently operating or allocated minerals extraction sites.

#### *Waste*

There are two waste facilities within Stradbroke. An Anglian Water Waste Water Treatment Plant and the Barley Briggs Biogas anaerobic digestion plant. Existing waste sites are safeguarded under policy WDM1 of the Waste Core Strategy. However the Barley Briggs Biogas Site is more than 250m from any allocated sites so it is not expected that allocated sites will have an impact on the operation of this site. The closest allocated Site to the Waste Water Treatment Plant has already been granted planning permission and the County Council raised no objection. The other sites are not expected to prejudice the operation of the waste water plant.

#### *Emerging Suffolk Minerals and Waste Local Plan*

The Emerging Minerals and Waste Local Plan is expected to be adopted in 2019. This new plan contains a more extensive minerals consultation area and additional minerals extraction sites. A small area in the north of the Parish will be within the draft minerals consultation area however it is approximately 500m from the northern edge of the built-up village of Stradbroke so no allocated sites or policies are expected to sterilise mineral resources as identified in the draft minerals and waste plan. No new minerals or waste sites are being proposed in the proximity of Stradbroke in the draft plan. The anaerobic digestion site and the waste water treatment site within Stradbroke are safeguarded within the draft plan.

### Natural Environment

#### *Landscape*

The majority of the plan is well balanced in regards to landscape however the County Council is concerned that Policy STRAD 13 is overly restrictive in this regard. The policy would benefit from a minor change of wording from “the proposals are not detrimental to the character of the wider countryside or the views across it;” to “the proposals are not significantly detrimental to the character of the wider countryside or the views across it;”.

The policy should outline the positive benefits that an employment proposal is expected to deliver for the village rather than solely the negative effects it should seek to minimise. In this way the policy will be demonstrably balanced the benefits of a proposal being weighed against any adverse impact on the character of the village.

#### Public Rights of Way

Encouragement of development connecting to public rights of way as part of the sustainable transport network is welcome.

#### Highways and Transport

The emphasis placed on sustainable modes of transport in the plan such as walking and cycling is welcome particularly where this improves access to the schools. The County Council would suggest some changes to the wording of Policy STRAD7 to make this policy more effective:

“Development adjacent to Walkway Routes will be expected to:”

It is recommended that this wording is changed to “Where practical development in the vicinity identified walkway routes of will be expected to:” This will be more closely aligned to paragraph 35 of the NPPF and will help to better connect developments that aren’t directly adjacent to existing walkways to the wider pedestrian and cycle network.

The second bullet point of this paragraph which reads “make developer contributions through the Community Infrastructure Levy (CIL) toward the enhancement of these Walkway Routes particularly at key points of conflict between pedestrians/cyclists and vehicular traffic;” should also be changed. Section 106 agreements may be a better way to collect developer contributions for this purpose. It is suggested this wording is changed to “make developer contributions toward the enhancement of these Walkway Routes particularly at key points of conflict between pedestrians/cyclists and vehicular traffic;” in order to provide flexibility.

Reference to the Suffolk Design Guide regarding standards of highways infrastructure is policy STRAD8 is welcome.

#### *Parking*

Policy requiring adequate parking measure is welcome but should make reference to [Suffolk Guidance for Parking \(2015\)](#)<sup>1</sup> which has been adopted by Mid-Suffolk District Council. The County Council suggest amending Policy STRAD9 from:

“Development proposals that generate an increased need for parking must provide suitable off-street parking...”;

To:

“Development proposals that generate an increased need for parking must provide suitable off-street parking in accordance with the Suffolk Guidance for Parking (2015),...”

#### *Site A – Policy STRAD15*

At the time of writing this response there is a planning application on this site. Footway improvements will be required to link the site to the rest of the village and the existing private footpath will require widening and reconstructing to an adoptable standard. The indicative concept plan and the current planning application on this site both have two accesses Suffolk County Council Highways has requested a single access.

#### *Site B – Policy STRAD 16*

This site has good footway links to the existing network. Farriers close, which would be the site’s highways access has sufficient visibility onto the B1118.

#### *Site C – Policy STRAD 17*

This site would require a footway along the frontage to connect it to the existing pedestrian network.

#### *Site D – Policy STRAD 18*

A footway will be required along the frontage to connect the site to existing networks and existing footways will likely be require improvements such as widening. Carriage way widening will be required on mill lane.

Overall it is expected there is sufficient capacity on the highway network for the proposed sites.

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I hope that these comments are helpful. The County Council is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the County Council’s Neighbourhood Planning Guidance which contains information relating to County Council service areas and links to other potentially helpful resources.

The guidance can be accessed here: [Suffolk County Council Neighbourhood Planning Guidance](#).

If there is anything I have raised you would like to discuss please use my contact information at the top of this letter.

Yours sincerely

Cameron Clow  
Planning Officer Growth Highways  
and Infrastructure

<sup>1</sup> <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-pdated-Suffolk-Guidance-for-Parking.pdf>

- **Message Details:**

- 

- **Name**

- **Email**

- **Subject** Comments of Pre-Consultation Document

- **Message** Stradbroke Parish Neighbourhood Plan 2016-2036 – Pre-submission Consultation Further to the issue of the draft document relating to the above and the detailed comments that I submitted to the Parish Council as an online submission on 25th October 2018, I write to respond to the latest information that has been provided. At the outset, I must express my disappointment that the key points that I raised in my note of 25th October last year do not seem to have been addressed in the development of the draft plan; these provided serious inputs regarding the following: 1. Traffic Volumes in Queen Street 2. The “Choke Point” in Queen Street outside the Primary School 3. The Queen Street / Mill Street Junction 4. Queen Street Site – Land to the South of Mill Lane (which is to the rear of our listed property). In addition, the location of the Primary School was raised very specifically and, in particular, whether or not the current location of the school had been assessed, openly and without prejudice, as an essential criterion in the overall development of the plan? Having looked in depth at the pre-submission consultation, it is hard not to conclude that all the above have only received scant, if any attention and that there has, therefore, been a limited and myopic approach in the development of the plan. As the basis of a formal response, therefore, I am re-submitting the overall text that I provided last October along with some amplifications and modifications that will, I trust, be considered objectively and in detail – the issue such as the future location of the Primary School is something that should surely be at the centre of longer term planning for the village and its seeming absence within the latest consideration is troublesome. As previously advised, my wife and I moved to Stradbroke comparatively recently (in April 2015) and we live in the house that is, arguably, closest to Stradbroke Primary School (on the same side of the road), our house is in a location that is truly sensitive in several ways. Whilst we fully understand that there are pressures to add to the housing stock of rural villages throughout the County, and we support the development of a local plan; we remain profoundly concerned that there has been limited thinking in the approach that is being adopted, and that it seems that the retention of the Primary School, in its present location, is of seminal importance and that increasing the number of pupils is a primary objective. We are concerned – indeed staggered – that it appears that consideration of infrastructure issues and especially the capability and capacity of the road system to cope with some of the changes proposed are not being accorded the high profile that is, indisputably, required. Our property is a Listed Building on the edge of a Conservation Area and since we arrived here in Suffolk, we have invested very significantly both in the structure of the main house and its grounds to restore the building appropriately and to develop what we suggest is a suitable ambiance for such an old property. The view across the fields to the rear is a key and agreeable feature (as it is to neighbours with a listed home) and any development of this area,

would provide a regrettable intrusion into and blight on the countryside; further it would unquestionably have a negative impact on our home (an image of which has been included in the draft plan (without any consent on our part, which is both surprising and unfortunate). Personal considerations apart, and having analysed the information provided in more detail, please note the following:

1. Traffic Volumes in Queen Street During the last 34 months, traffic volumes have increased not insignificantly; it is not just in the number of the vehicles using the road, but in their character. Daily, sizeable agricultural machines (modern JCB Fast Track or equivalent with 17 tonne trailers) use the road, and all too often at speeds of 40 mph and more, notwithstanding the speed limit and the 20 mph advisory limit by the Primary School; indeed, and as previously advised, and when there was no school traffic, in the week commencing 16th October, a 15.6 metre (51') skid mark appeared outside No. 2 and Wheatsheaf Cottages when one such machine was close to causing an accident. Other agricultural machines which, from time to time, use this road include combine and sugar beet harvesters. Looking at Commercial Traffic, the number of large articulated lorries and trailers is not diminishing and it has been acknowledged that these volumes have been on the increase. As a result, potentially dangerous situations arise all too often – the lack of / failure to impose speed restrictions is unfortunate and the potential consequences are self-evident.
2. Queen Street including "Choke Point" (outside the Primary School) Notwithstanding thoughts that a car park to the rear of the existing school could, eventually be provided, it should be noted, and it must be recognised that the width of the road in Queen Street varies considerably. As previously indicated, rough measurements indicate that the road is 5.5 metres wide outside No. 2 Cottage; this increases to 6.5 metres outside our property; it is, however, just 5.9 metres outside Sunnyside, which has no off-road parking – for much of time, therefore, the width at this point is reduced by at least a car's width. There is no scope to widen the road and whilst much of the focus around this area concentrates on the challenges during term time and the ingress and egress of people to and the from the Primary School itself (of course, the arrival and departure of School buses do add to the traffic chaos), it is the case that the pressures remain in this area at other times as well as indicated above). It is, absolutely not the case that it is only during school opening and closing times that the traffic pressures arise, albeit these is no question that at these times they can be exacerbated. In addition, with the site of the former Petrol Station now being redeveloped this will add to the traffic volumes in Queen Street
3. Queen Street / Mill Street Junction There are several points of a concerning nature that need to be articulated; these include:
  - a. It is understood that the site of Grove Farm has planning permission for an additional 44 dwellings – assuming a mean of around 1.5 vehicles per property, this implies around 60 - 70 further vehicles, the use of which will need to be absorbed within the existing road system. All the traffic from this development will impinge on the above junction, and this is but one of the developments that is proposed.
  - b. Looking at commercial traffic and following the recent expansion of the business at the Mill, the volume of heavy lorries, and particularly articulated vehicles with their trailers has unquestionably increased and anecdotally, it is understood that if the anticipated growth plans for the business are realised, then axiomatically the volume of this



commercial traffic will continue to increase. (On a related point, is it the case that additional residential premises so closely adjacent to an expanding industrial site should be considered?) c. If a Car Park to the rear of the School Playing Field was to be provided, and the school population increases by around 50 pupils, then a substantial number of vehicles would use this facility including, school buses. 4. Land to the South of Mill Lane Any combination of the above point to an increase in number of vehicles that would have to use the Queen Street / Mill Street junction and therefore potentially to much increased congestion on a road system that is already stressed. The width of Mill Street is just 6.1 metres and the limitations that this affords for articulated lorries going in and out into Queen Street should be self-evident; further any rational consideration of these points confirm the view that the junction of Queen Street / Mill Street will not be fit for purpose to accommodate the volumes of traffic In the light of the above, it does seem incredible - even illogical - that there seems to be such concentrated focus on putting more pressure on to Queen Street both in its main thoroughfare and the junction with Mill Lane. It is hard to conclude that the issue of the chronic situation is Queen Street, with the health, safety and welfare issues that are manifestly apparent, have been set to one side as other short-term aspirations have been pursued – it must be the case that fuller and more rational explanations are provided. In my submission of October 2018, I asked, very specifically, the following, "In terms of the Primary School, has consideration been given to the development of a new school on another site, and if not, then why not? Precedents such as recent closures of schools in Coddendam and Mendlesham demonstrate that this is possible. Considerable grants and funding are available for proactive and creative thinking – has the possible re-location of the school, the sale and re-development of the site of the exiting Primary School been considered, and if not, then why not?" I commented further that, "It has been brought to our notice that during recent meetings at the Primary School the week before last, parents of children attending the school were given the distinct impression that the development of Site 7, with "the provision of 75 dwellings" were, seemingly a "done deal" – the only reasonable reaction is that comments to this end, no matter whether they were deliberately intended or not, were, and indeed, are, utterly inappropriate. The fact that this impression can have been provided should be a matter of grave concern; indeed, it must be the case that any such assertion (not matter how deliberate or otherwise) points to prejudice and pre-determination and from a legal standpoint this must, at the very least, be doubtful." As indicated above, it does seem that the current location of the Primary School has been "ring fenced" in the preparation of this outline plan and therefore, the opportunity to explore the provision of an up to date, modern, environmentally friendly school with a reasonable and appropriately sized playing field (which would provide scope for the development and enjoyment of better physical training and a more healthy education in line with government policies). It must be germane to ask about the location of the Primary School and why other locations, for example adjacent to Stradbroke High School or in other locations where access would not, remotely, be as difficult as it is now, or will be if the proposed changes are permitted; has this been a consideration, and if not, why not? Overall, it is hard not to conclude that the real driver in the development of the plan has been

driven principally by the perceived need to add residential dwellings to the village and that a golden and real opportunity to think "out of the box" on a much broader basis in the development of a radical plan for the village has been missed. Broader infrastructural issues must merit and surely demand detailed and objective analysis within the overall planning process and how the variety of retained agencies in this process appear not to have contributed to these matters is hard to comprehend. We trust that the above thoughts will be given reasonable and principled consideration and further, we trust that they will be borne in mind with diligence and objectivity as the next stage of the process evolves.

- **Sent on:** 2 March, 2018

## R16

- **Message Details:**

- 

- **Name**

- **Email**

- **Subject** Neighbourhood Plan Response

- **Message** First may I congratulate team on this document. I am all too aware of its history. It is well presented and argued. My only major point relates to sequencing of developments. The traffic pinch point at the primary school is a major issue. It has high risk potential for a serious road accident with children involved. The development plans for a rear entrance to the school (D) must have the highest priority over all other developments because all of those others will only add to the risks through more traffic/ more families dropping off children by car or on foot at the current pinch point .My fear is that the developments to the rear of the school are those most likely to require public funds rather than totally paid by the site developer and therefore the least likely to happen without the strongest commitment from County or District Council. I believe that the Parish Council should set out clearly that priority in the plan and must resist all other development options until the primary school access pinch point is permanently removed.

- **Sent on:** 2 March, 2018

**L03/X03**

Further to the regulation 14 consultation of the Stradbroke Neighbourhood Development Plan, please find enclosed representations on behalf of our clients, comprising letter dated 02.03.18 and drwg no. 402902-30-100 –Conceptual Masterplan.

I would be very grateful if in due course you could confirm receipt of the attached representation. If you have any questions please don't hesitate to contact me on 01379 646603.

Kind Regards - **Chris Hobson**, BSc (Hons) MSc MA MRTPI Principal Planner



WWW.DURRANTS.COM

**DURRANTS**  
SINCE 1853

Our Ref: CH/AW/301177  
Your Ref:

2nd March 2018

By email: stradbrokepc@outlook.com

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

Dear Sirs Madams

**Consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended)**

**Site: Land to the east of Queen Street, (North of Shelton Hill) Stradbroke – Site (12) Representations**

We write further to the Councils Regulation 1 consultation with respect to the Stradbroke Neighbourhood Development Plan and in particular reference to the above site adjacent to the permitted development site at Grove Farm Stradbroke.

This site is referred to as site NP 12 (new) in the AECOM Site Allocation report dated September 2017 (SD07) and identified in the Neighbourhood Plan Working Groups Site Allocation report (SD21).

We can confirm that the site has been put forward to Babergh Mid Suffolk District Council as a suitable available and achievable site as part of the emerging Local Plan and during the Regulation 18 consultation in 2017. It is our strong contention that the site represents a suitable opportunity for future residential development in Stradbroke and delivers many of the objectives set out in the draft Neighbourhood Development Plan. The site should therefore be reassessed having regard to updated evidence hereby presented and considered for allocation in the Stradbroke Neighbourhood Development Plan. This representation should be read alongside drawing no. 02902-30-100-Conceptual Masterplan hereby attached.

## **Suitability**

We would reiterate that the site is suitable for residential development being located centrally in the village of Stradbroke which is identified as a Core Village within the recent review of settlements and its relative place in settlement hierarchy. The site abuts residential areas to the south and planning permission (reference 005/1 ) exists for residential development of dwellings immediately to the north of the site. The proposed site would therefore represent a logical extension to the village being in close proximity to the centre and its various amenities to the south. There are no insurmountable technical or environmental constraints to the site's development and therefore we conclude it represents a suitable site for inclusion in the Stradbroke Neighbourhood Development Plan.

Whilst we agree with a number of the assessments made by AECOM in their analysis of the site during the site allocation search and assessment process we would highlight that the site should also be considered in light of the evidence contained within this representation. We note that the site assessment proforma in the AECOM report of September 2017 highlights that access can indeed be taken from the permitted Grove Farm site but that the ownership is unclear and that delivery of both sites may exceed the maximum number of dwellings allowed off a single access.

However as set out in the attached conceptual masterplan and vision the site could accommodate 58 dwellings at an appropriate density and with access provided off Queen Street via the permitted site at Grove Farm. The permitted scheme (reference no. 005/1 ) has since been amended under planning permission reference 377 /16 to allow 2 dwellings to be accessed and served directly from Queen Street. As a result the number of dwellings on the permitted Grove Farm site that would be served from the new access road would be 2. The combined total from the two sites of 100 would therefore accord with Suffolk County Council design brief and Manual For Streets guidance. This is therefore not a constraint on development of this site.

## **Availability**

With respect to availability it is important to note that our clients currently own both this site and the adjoining site at Grove Farm that benefits from planning permission (reference 005/1 ). The site with permission is currently in an advanced stage of sale to a developer with the matter being processed by solicitors. The same developer is taking the subject site (site 12) through the plan process with a view to development on this site as an extension to the existing permitted site at Grove Farm. There will therefore be a mechanism for delivering both sites and there are no known legal restrictions to prevent the development being brought forward in the short term and the immediate delivery of new homes.

## **Achievability**

Having undertaken an initial scoping and contextual appraisal we have prepared a conceptual masterplan for how the site may come forward. This demonstrates that the site could reasonably accommodate between 50 and 60 dwellings. This is provided at a low density appropriate to the surrounding context whilst also providing for substantial areas of open space and landscape buffers to the perimeters. As noted above access could be achieved through the existing permitted site and therefore contrary to the conclusions of the Neighbourhood Plan evidence base this is not a constraint on development of this site and this site could be delivered in tandem with the existing permitted site.

### **Deliverability and Viability**

As set out above negotiations have since progressed between the current land owners and prospective developers that would allow this site to be brought forward along with the already permitted site at Grove Farm. This would remove any potential access and ransom strip issues referred to in the reports that have formed the evidence base of the Neighbourhood Plan. The presence of an existing permission on the adjoining site is of significant benefit to developers and assists in securing the necessary investment. The subject site could be brought forward with this already permitted site as part of a larger phased development which will both help to reduce risk to developers and also benefit from the various economies of scale achievable on a site of this size. This will enhance the overall deliverability and viability of the site.

### **The Vision**

We hereby attach a conceptual masterplan which sets out a vision for the future site allocation and demonstrates what can reasonably be achieved and delivered at the site. Important aspects within the masterplan to note include:

- Provision of 58 dwellings (22 dwellings per hectare (dph)) that would provide a mix of detached and semi-detached bungalows two storey houses with a mix of 2 3 and bedroom dwellings.
- Provision of market housing policy compliant affordable housing and starter homes.
- Landscape buffers to south and west boundaries.
- Public open space and surface water drainage infrastructure to the east.

In terms of access it is proposed to utilise the permitted route through the adjacent development site to the north-west. A highway to adoptable standards would provide pavements either side with pedestrian connections potentially to residential areas to the south. As set out above the combined number of dwellings would not exceed that allowed off a single access point. Retention of a landscape zone to the west boundary as indicated would provide a buffer in the interests of preserving and enhancing the setting to the listed buildings to the west (the Hall and the Barn for conversion). The conceptual masterplan also retains the mature belt of trees running along the southern boundary of the site which form a prominent landscape feature adjacent to the

Stradbroke Conservation Area. The conceptual masterplan also makes provision for open space and drainage infrastructure towards the eastern boundary which would allow for a soft edge to the open countryside beyond.

It is considered that the development provides additional assurance to the Parish Council that the allocation of this site for future housing is both achievable and deliverable and that the growth and needs of the local community can be adequately managed within the emerging plan in a central and well located site that would avoid further elongated spread of the village. More importantly the site would meet the following objectives of the draft Neighbourhood Plan PL2 (Built Environment) PL3 (Transport and Movement) PL5 (Design) PE1 (Education) and PE5 (Housing).

In being able to deliver a mix of site type and tenure of new dwellings in a sustainable location we feel that such a scheme represents sustainable development and the site makes a significant contribution in meeting the settlements housing allocation. We would also highlight that the attached masterplan accords with the options put forward in the Stradbroke Neighbourhood Masterplanning Final Report dated November 2017 (AECOM).

### **Settlement Character / Morphology and Landscape**

This site also has a number of relative benefits when considered against other sites in respect of the settlement pattern and the overall character of the village and impacts on the surrounding rural landscape and countryside. The site is located centrally within the village and therefore this site coming forward would avoid the further elongation and spread of the village outwards into the open countryside. This avoids an ever increasing distance to facilities in the village and the more immediate visual impacts associated with the loss of more prominent and open agricultural land on the edges of the village.

The site also represents a logical 'in-fill' in comparison to other sites allocated in the draft plan. As a result of the site being enclosed on 3 sides by the existing village the visual impacts would be significantly less in comparison to the sites put forward. Both short and long distance views of the site are limited due to the site being well screened from Queen Street to the east by existing and future development or mature vegetation and from existing residential areas to the south and north by the existing built form and mature belts of trees.

### **Sustainability**

As noted by the AECOM Site Assessment report of September 2017 the site is well located being in close proximity to the village centre and its facilities and amenities. There are also opportunities to open up pedestrian routes to the north and south and create links to the remainder of the village. Whilst the Neighbourhood Plan highlights concerns regarding existing congestion and the impacts of additional traffic along Queen Street one of the inherent benefits of this site is the short walking distance to the school and the shops along Queen Street Church Street and New Street and bus stops which would encourage walking and cycling and limit the number of car trips and vehicles on the road. A benefit not achieved on other allocated sites in the Neighbourhood Plan that are

located in more peripheral locations. Indeed this site would meet one of the objectives of the Neighbourhood Plan which is to enable more children to be able to walk and cycle to school.

### **Site Allocation Assessment**

Having regard to the above we would disagree with the assessment and score given to the subject site in the determination of appropriate sites for allocation carried out by the Neighbourhood Plan Working Group and therefore subsequently the conclusions and recommendations of the Site Allocation Reports (SD21). We consider the scoring for this site to be unreasonable and having regard to the content of this representation calculate that a score of 18 is more accurate for the subject site. This is in line with those other sites included for allocation in the Neighbourhood Plan which score either 17 or 19. A review of the subject sites appraisal against that within the Neighbourhood Plan evidence base is set out below.

<b>Criteria</b>	<b>Justification</b>	<b>Score NPWG</b>	<b>Score (Durrants)</b>
1.The Owner/s has/have full development control of the whole development site and could in theory “start on site” tomorrow. Reason: to guard against a stalled site and achieve sustainable growth	As set out in this representation the subject site is being put forward as part of the plan process by a developer who is in the advanced stages of sale of the adjoining site with the a view that this site be developed as an extension of the permitted development at Grove Farm.	1	2
2. The site helps to maintain the crossroad layout as the village focal point Reason: to maintain social cohesion and preserve the conservation area as a focus of the village in accordance with the Village Design Statement	Agreed	3	3
3. The site is well connected to the village centre or is capable of design to create good pedestrian and cycle/mobility connection. Reason: to assist those with mobility needs including the elderly those of limited mobility and parents with young children to access central village services	Agreed	3	3
. The site can mitigate manage or reduce car dependency and promote pedestrian and cycle use Reason: to promote green economy encourage recreation and heathy living and promote the environment	Agreed	2	2

<p>5. The site has a low impact on the established ueen Street bottleneck or can help reduce its impact Reason: to encourage pedestrian travel to the school assist through traffic at rush hour help lower air and noise pollution levels in ueen Street and encourage further site use and growth.</p>	<p>Acknowledge that there would be an impact on ueen Street. However trips to and from school largely to be via foot or cycle given the pro imity of the site to the primary school. Close pro imity to centre of the village and its amenities further encourage travel on foot. Not considered significantly more detrimental than alternative sites that would engender car dependency given their location and that scored 2.</p>	<p>1</p>	<p>2</p>
<p>6. The site is capable of evidencing positive viability especially by means of efficient infrastructure costs. Reason: to improve land value for promotion encourage site delivery/ development and ensure it can afford contribution to community priorities</p>	<p>The site would be brought forward as part of a larger development that would be phased and as a result benefit from the economies of scale derived from a larger development in terms of build costs labour materials marketing obtaining finance professional fees. The site would also benefit from the associated utilities and infrastructure of the adacent permitted site therefore substantially reducing one off costs incurred from stand alone sites. The proportionate costs would therefore be significantly reduced and development viability enhanced.</p>	<p>1</p>	<p>3</p>
<p>7. The site assists or can be designed to assist the primary and secondary schools (by providing a range of housing) to develop and grow their services either by way of positive contribution from viability or by other means Reason to preserve and grow the range of education services available to a growing population</p>	<p>Agreed</p>	<p>2</p>	<p>2</p>
<p>8. The site does not rely on open drainage as a means of surface water control unless that open water can be adopted by tility company or maintained at no cost to parish or estate residents. Reasons: to ensure full range of affordable housing can be provided though limiting service charging to prevent the village crossroads design being unbalanced by multiple open water drainage ponds</p>	<p>The indicative concept allows for sufficient space for surface water drainage to be dealt with via differing options within the site. The proposals indicate potential swales but these are not conclusive and alternative drainage designs could be incorporated to meet the specific requirements of utility companies. Individual soakaways to be incorporated into each plot.</p>	<p>0</p>	<p>1</p>
<p><b>Total Score</b></p>		<p><b>13</b></p>	<p><b>18</b></p>



## **Summary and Conclusions**

For the above reasons the site therefore represents a suitable available and achievable site that is well located and within close proximity to the core services and facilities within the village of Stradbroke. The delivery of this site would accord with the objectives set out within the draft Neighbourhood Plan and also avoid a number of detrimental impacts necessitated from development of other sites that have been put forward and allocated for development in the draft Neighbourhood Plan.

As noted above discussions are advanced with respect to a developer taking forward this site along with the adjacent permitted development site to the northwest. The issue raised within the Neighbourhood Plan evidence base with respect to access has been overcome. An access has been identified through the adjoining site at Grove Farm that already benefits from planning permission. Based on its merits the site should be allocated in the Stradbroke Neighbourhood Development Plan for residential development.

Should the Neighbourhood Plan Working Group and Parish Council still determine that the site should not be allocated in the Neighbourhood Plan we would request that the site be included as a 'buffer site' as recommended by the groups advisers AECOM in their Site Assessment report dated September 2017. We note that the final paragraph of section 3.1 on page 21 of the report states:

*"It is recommended that a 'buffer' of housing supply is provided, which may be one or two sites allocated as contingency housing sites. These could be developed if the allocated sites do not progress as expected."*

We therefore respectfully request that the above be considered further in the emerging Stradbroke Neighbourhood Development Plan. Please contact us should clarification be required on any point

Yours faithfully

**Christopher Hobson BSc (Hons) MSc MA MRTPI**

**Principal Planner**

**Building Consultancy Department**

**Diss Office**

**Email: [chris.hobson@durrants.com](mailto:chris.hobson@durrants.com)**

**Administration: 01379 646603**

**[www.durrantsbuildingconsultancy.com](http://www.durrantsbuildingconsultancy.com)**



**AREA AND DWELLING SCHEDULE**

KEY	AREA (sq)	No. of Dwellings
[Orange hatched]	1,145	18
[Blue hatched]	0,826	10
[Pink hatched]	0,456	8
[Green hatched]	1,241	22

**DURRANTS BUILDING CONSULTANCY**  
 Durants Hill House  
 141, 01797 446633  
 Mail: Building Consultancy@durants.com  
 Web: www.durantsbuildingconsultancy.com  
 Cheltenham, Gloucestershire, G52 4JZ

**PROPOSED DEVELOPMENT PLAN**  
 IP21 5HH  
 QUEEN STREET, STRADBROKE  
 MID-SUSSEX  
 HILLEN  
 MID-SUSSEX  
 CALL FOR SITES

**INFORMATION**  
 DRAWING NO: 402902  
 PROJECT NO: 50-100  
 DATE: 15/03/2017  
 SCALE: 1:1250  
 SHEET NO: 1/1

**PLANNING NOTE**  
 \* This drawing must not be released, issued or copied without the written consent of Durants Building Consultancy. It is the responsibility of the client to ensure that this drawing is used in accordance with the conditions of use set out below.  
 \* Any deviation from the drawings to be reported to Durants Building Consultancy.  
 \* This drawing is only to be used for the purpose of planning applications.  
 \* DO NOT SCALE FROM DRAWING

**COM 2015 DESIGNER RISK INFORMATION**  
 In addition to the information normally associated with a planning application, the following information is provided to assist the contractor in identifying and managing risks to health and safety during construction.  
**NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY CONSTRUCTION**

**MAINTENANCE CLEANINGS**

**DECOMMISSIONING/DEMOLITION**

**PERMIT INFORMATION**  
 Permit information can be found on developer risk assessment (see attached drawings).

**IT IS ASSURED THAT ALL WORKS WILL BE CARRIED OUT BY A CONTRACTOR COMPLYING UNDER COM 2015 SUBJECT TO AN EXISTING A PARTICIPATE DEVELOPER HAS BEEN APPROVED**



*By e-mail*  
Ms Odile Wladon  
Clerk  
Stradbroke Parish Council

Plse ask for: Paul Bryant  
Our email: [Communityplanning@baberghmidsuffolk.gov.uk](mailto:Communityplanning@baberghmidsuffolk.gov.uk)  
Our direct line: 01 9 72 771  
Our fa no:  
Our ref:  
Your ref:

Date: 2 March 2018

Dear Odile

— **STRADBROKE NEIGHBOURHOOD PLAN 2016 - 2036: Regulation 14 Pre-Submission Draft**

Thank you for consulting the Council on the Pre-Submission Draft version of the Stradbroke Neighbourhood Plan.

We have worked closely with both yourselves and the consultancy appointed by the Working Group to help prepare this plan over the last few months and are pleased to see that many of the comments we made on an earlier draft have been taken on board. Consequently we have no further specific or detailed comments to make at this stage.

The Parish Council and Neighbourhood Plan Working Group are reminded that should they feel it necessary to make substantive changes to the current draft Neighbourhood Plan following the close of this round of public consultation it may be appropriate for them to re-consult on the revised document for the required period prior to formally submitting the Stradbroke Neighbourhood Plan to Mid Suffolk.

We have ust one minor observation to make. On page (Table of Contents) it may be helpful to include page reference numbers to both the 'List of Policies' and 'List of Maps'. On a similar note, you may also wish to include a table showing a list of 'Figures' that appear in the Plan - in particular, the indicative concept plans that appear as Figures 2 - 5.

We will continue to work closely with you and advise you as appropriate as the Plan progresses to the ne t stages.

Yours sincerely

Paul Bryant

(Interim) Spatial Planning Policy Officer Planning for Growth  
Babergh Mid Suffolk District Councils - Working Together

*cc: Robert Hobbs (Corporate Manager - Spatial Planning)*

**Babergh District Council**  
Endeavour House 8 Russell Road Ipswich IP1 2B  
Telephone: (0300) 123 000  
SMS Te t Mobile: (07827) 8 2833  
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**Mid Suffolk District Council**  
Endeavour House 8 Russell Road Ipswich IP1 2B  
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[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

## STRADBROKE NEIGHBOURHOOD PLAN

### REGULATION 14 REPRESENTATIONS & RESPONSES

R= Resident  
L = Landowner  
S = Statutory consultee  
X = Other organisations or companies

Date Rec.	ID	Response	Action Required/Taken
20/1/18	R01	There is only one new site off Queen St, the other already has planning permission. All information available was carefully examined before the working party made recommendations to Parish Council.	None
22/1/18	R02	Thank you for your support. MSDC will still be the planning authority but will have to refer to policies, including site allocations, within the Neighbourhood Plan.	Comments noted.
22/1/18	R03	Thank you for your comments. Until a site is submitted for planning approval the precise borders will not be known.	Note added to Plan to state the drawings and maps are for illustrative purposes only and may not be to scale.
22/1/18	L01	Thank you for your support of the plan. The concept maps were used for illustrative purposes. It is the preferred intention that each new development within Stradbroke should enhance, at a minimum, the footpath network where possible.	Note added to Plan to state the drawings and maps are for illustrative purposes only and may not be to scale.
7/2/18	S01	Thank you for the points raised. Map of 69 listings is included in SEA documentation that supports the Neighbourhood Plan.	Section 3 now includes a sentence concerning Conservation Area Appraisal with an additional bullet point added to STRAD1. The wording of the paragraph supporting STRAD12 has been reviewed with wording strengthened.
7/2/18	S02	Thank you for the points raised.	Heritage will be replaced with Historic Environment. As above, Section 3 now includes a sentence concerning Conservation Area Appraisal with an additional bullet point

			added to STRAD1. Section 5 now contains reference to listed buildings and energy efficiency requirements. STRAD12 has been reviewed to cover archaeology. Glossary updated to include Historic Environment.
<b>13/2/18</b>	R04	Thank you for your comments. Please refer to Traffic Survey (SD03) and letter from SCC S07 below. No land has been made available at the present time for a car park other than that already noted in the plan. Any changes made to highways, including parking restrictions, in Stradbroke would be subject to a Traffic Regulation Order which includes extensive public consultation.	Concept plan revised to remove “parking restrictions”.
<b>13/2/18</b>	R05	Thank you for your comments in support of the plan.	Comments noted.
<b>16/2/18</b>	R06	Thank you for your comments. A skate park has been discussed as an option and was inadvertently omitted from the draft document. Following discussions with the Safer Neighbourhood Policing Team as suitable location for a skate park has yet to be identified, this will be reviewed alongside the work already undertaken by the Parish Council when a skate park was previously investigated.	Skate park to be added to CIL priorities with the proviso that it is subject to a suitable location being identified and reference made to previous work undertaken.
<b>18/2/18</b>	R07	Thank you for taking the time to write with your comments. We refer you to the Traffic Survey (SD03) and letter from SCC S07 below and the site allocation report SD08. Site D contains a variety of housing types. The Plan is keen to support starter homes for young families which are affordable and are built at a higher density. The pre-school building is in need of replacement. A buffer between the existing dwellings and new would create separation not inclusion.	Comments noted.
<b>19/2/18</b>	R08	Thank you for taking the time to comment. The comments you make apply to the Masterplanning document developed by AECOM. This is a document that was used as evidence when assessing sites – the sites you mention are not included in the plan.	None.
<b>22/2/18</b>	R09	Thank you for your questions: STRAD2: MSDC are the planning authority but the Neighbourhood Plan will	STRAD2 relevant bullet point rewritten

		<p>guide planning in Stradbroke.</p> <p>We see that the bullet point needs rewriting.</p> <p>A buffer between the existing dwellings and new would create separation not inclusion.</p> <p>Please refer HNS executive summary (Consultation Statement Appendix C) MSDC are the planning authority however PC will scrutinise all planning applications</p> <p>Flooding will be separated into its own policy as per SCC comment (S07) below.</p> <p>The Parish Council have no control over where any individual in Stradbroke parks.</p> <p>Footpath would be expensive and a buffer by default.</p> <p>Other matters will be discussed with the developer/landowner once a planning application is submitted for the site.</p>	
<b>23/2/18</b>	R10	<p>Thank you for your support.</p> <p>AECOM have undertaken a traffic survey which shows that the roads and the junction have capacity (SD03).</p> <p>We take on board your point concerning informing the public that development will happen with or without a plan – the plan will enable SPC to guide the development. We will ensure more communication takes place.</p>	<p>FAQs in Stradbroke Monthly and on PC Website.</p> <p>Working party will increase public engagement.</p>
<b>24/2/18</b>	R11	<p>Thank you for your comments.</p> <p>The concept maps were for illustrative purposes and the map has been reworked to remove the additional vehicular access. Apologies for the confusion this has caused.</p> <p>A skate park has been discussed as an option and was inadvertently omitted from the draft document. Following discussions with the Safer Neighbourhood Policing Team as suitable location for a skate park has yet to be identified, this will be reviewed alongside the work already undertaken by the Parish Council when a skate park was previously investigated.</p>	<p>Review concept plan illustration</p> <p>Skate park to be added to CIL priorities with the proviso that it is subject to a suitable location being identified and reference made to previous work undertaken.</p>
<b>27/2/18</b>	R12	<p>Thank you for your comments. The site you refer was included in the Masterplanning document which was used to assist in the selection of the final sites included in the plan. The site you refer to has not been included in the plan.</p>	<p>None.</p>
<b>27/2/18</b>	S03	<p>Thank you for the points raised</p>	<p>STRAD4 has been amended accordingly</p>

<b>27/2/18</b>	S04	Thank you for your comments.	Comments noted.
<b>28/2/18</b>	R13	<p>Thank you for taking the time to submit a comprehensive representation.</p> <ul style="list-style-type: none"> <li>• We refer you to the following documents: Consultation Statement and its appendices F, H and I alongside the Neighbourhood Plan SD08. In addition we refer you to Page 1 of SD01 and to the October consultation pages on the Parish Council's website which can be accessed via the Committees &amp; Working Parties page. (<a href="http://www.stradbrokepc.org">www.stradbrokepc.org</a>)</li> <li>• The Village Design Statement update was produced by the Chair and Vice Chair of the Parish Council and adopted unanimously at the Full Parish Council Meeting on 11<sup>th</sup> June 2012 – apologies the draft contained a typing error and identified it as 2014. The VDS has been a vital document used as reference and a supporting document by members of the working group in all stages of the preparation of the plan from 2015 to date.</li> <li>• Communications between the working group members and landowners have taken place since the inception of the plan.</li> <li>• Infrastructure – thank you for this helpful comment. Improvements to mobile and broadband was identified in Objective PL1.</li> <li>• There is a full consultation process required before Assets of Community Value are designated.</li> <li>• All other comments are noted.</li> </ul> <p>We would like to take this opportunity to thank you for the time and effort you contributed to the work on the plan in its early stages</p>	<p>Typing error corrected now reads 2012.</p> <p>Broadband and mobile connectivity have been added to Community Actions.</p>
<b>28/2/18</b>	S05	<p>It is the hope that the sites, once brought forward, will enhance at least the footpath network around the village.</p> <p>The Blue environment will be addressed with the changes proposed above to the utilities policy and flood policy.</p>	<p>Comments noted.</p> <p>Reference to Chickering Bec will be added to Policy STRAD16</p>
<b>28/2/18</b>	S06	<p>Thank you for your comments. We have been in touch with the CCG throughout the preparation of this plan and appreciate the offer to now work with us in planning for the future.</p>	Comments noted.
<b>01/3/18</b>	X01	<p>Thank you for taking the time to comment on the draft plan.</p> <p>STRAD1: Infrastructure constraints on development led us to use site allocations to balance the growth in the village.</p> <p>STRAD3: The final sentence states that alternatives may be considered if</p>	Comments noted.

		sufficient evidence supplied. We refer you to section 12 of the plan – monitoring and delivery. We note the rest of your comments.	
<b>01/3/18</b>	R14	Thank you for your comments. The development of the site will be the responsibility of the developer and landowner. MSDC will still be the planning authority but the Plan will provide a supporting document to the Local Plan adopted by MSDC. The SNP covers the period 2016-2036 and has sites included that provide sufficient housing to satisfy the needs of the Parish in accordance with guidance supplied by MSDC. It will be reviewed at a minimum every 5 years. The plan contains policies which will support the infrastructure in the village alongside the development.	Comments noted.
<b>02/3/18</b>	X02	Thank you for your support and comments.	Comments noted.
<b>02/3/18</b>	L02	Thank you for your comments which are noted. All sites were assessed using the set criteria. A proposal was put to the Parish Council on sites to be included and this was accepted by majority vote.	Comments noted.
<b>02/3/18</b>	S07	Thank you for your comprehensive response. Flooding will be separated into its own policy as per SCC comment (S07) below. Changes will be made to the plan to reflect your suggestions alongside those comments received from S01 and S02. Your comments re access to sites are noted.	Flood policy added Archaeology comments to site policies added. STRAD8, STRAD9 & STRAD14 updated Parking policy amended to reflect Suffolk guidance.
<b>02/3/18</b>	R15	Thank you for your comments. We noted them after the initial October 2017 consultation and note them again. Suffolk County Council have confirmed that there is sufficient capacity at both of the schools in Stradbroke to cater for the density of housing proposed. We refer you to the Traffic Survey (SD03).	Comments noted.
<b>02/3/18</b>	R16	Thank you for your comments and support. The sequence of developments will be dependent on when landowners/developers bring their sites forward. Any developer contributions needed from sites will be fully assessed when applications are submitted to MSDC.	Comments noted.
<b>02/3/18</b>	L03/ X03	Thank you for your comprehensive response. Attempts were made to contact all landowners at every stage in the production	Comments noted.



		<p>of the plan.</p> <p>The working party reached decisions on all sites collectively not one site subjectively (see SD07), the Parish Council then ratified their conclusions. The plan contains a robust review and monitoring process - see section 12 of the plan. The NP and its proposed allocations is contributing fully to Mid Suffolk's objectively assessed housing need. At the appropriate time, the Plan will be reviewed and it may be necessary to allocate further sites if the need changes. However, it will be necessary to review options and alternatives at that time and, for example, to go through a fresh Call for Sites so that all sites can be considered with the most up-to-date information to hand.</p>	
<b>02/3/18</b>	S08	Thank you for your comments.	Page numbers added to map/figure index.

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix H**

March 2018

# Stradbroke Parish Council

## STRADBROKE NEIGHBOURHOOD PLAN

The public consultation survey can be completed online via the Stradbroke Parish Council website: [www.stradbrokepc.org](http://www.stradbrokepc.org)

### What happens next?

The Parish Council review all information and decide on allocation of sites for the plan.



Sites submitted to Mid Suffolk District Council.



Before Christmas a draft Plan will be made available for the Parish to comment on.



Early 2018 – changes made to draft Plan which is then submitted for examination.



The Parish vote on the Final Plan during a referendum in 2018.



# Stradbroke Parish Council

## STRADBROKE NEIGHBOURHOOD PLAN 2016-2036

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

The Vision for 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 expected 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:

[www.stradbrokepc.org](http://www.stradbrokepc.org)

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

**The deadline for comments is 5pm on 2<sup>nd</sup> March 2018.**

# Stradbroke Parish Council

## 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 2<sup>nd</sup> 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](mailto: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 2<sup>nd</sup> 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.**

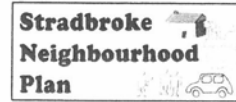


**After these consultations Stradbroke's plan will go to an Inspector** who ensures that there are no areas of the plan which contravene other local or national policies that would prevent implementation of the plan.



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 the local residents.

# THE FUTURE OF STRADBROKE?



Would you like to take part in an informal discussion about the issues facing Stradbroke?



The neighbourhood plan is a long term plan for Stradbroke. It involves everyone in the parish and, sometime next year, there will be a comprehensive survey asking everyone for their opinions on the various issues facing our village in the future.

In order to define the main issues to be covered in the survey, we are running a small pilot exercise with an independent market researcher. The purpose of this pilot exercise is to talk with representative residents of the community, and to listen to what they care about, what they feel is important and what they want to protect or change in Stradbroke. The pilot exercise will comprise of a small number of informal discussions, making sure that we hear from different sectors of the community; for example young people, parents, retirees etc. They will be friendly and relaxed chats, lasting about an hour. By talking with people from different walks of life, we will be able to identify the main questions to be addressed in the large scale survey in 2015.

Would you or a member of your family or friends be willing to take part in this pilot exercise?

If you would like to help, please contact The Neighbourhood Plan Team, either by phone or by Email at

Phone:- 01379 384248

Email:- NP@stradbroke.info

Please note, this is a small scale exercise and the researcher may not be able to meet with everyone who volunteers. You will still get the opportunity to express your views in the survey and at various public meetings during the course of next year.

Finally, we aim to send out regular updates on the neighbourhood plan so if you would like to be kept informed on progress just send an email to NP@Stradbroke.info and we will include you on our mailing list.

Don't miss the  
**Neighbourhood Plan Open Day**  
to see how everyone answered the questionnaire.

View displays, photos and maps charting responses  
plus an opportunity to comment further.

**Sunday 6th November**

10am - 3pm in the Community Centre 2016

Bar open

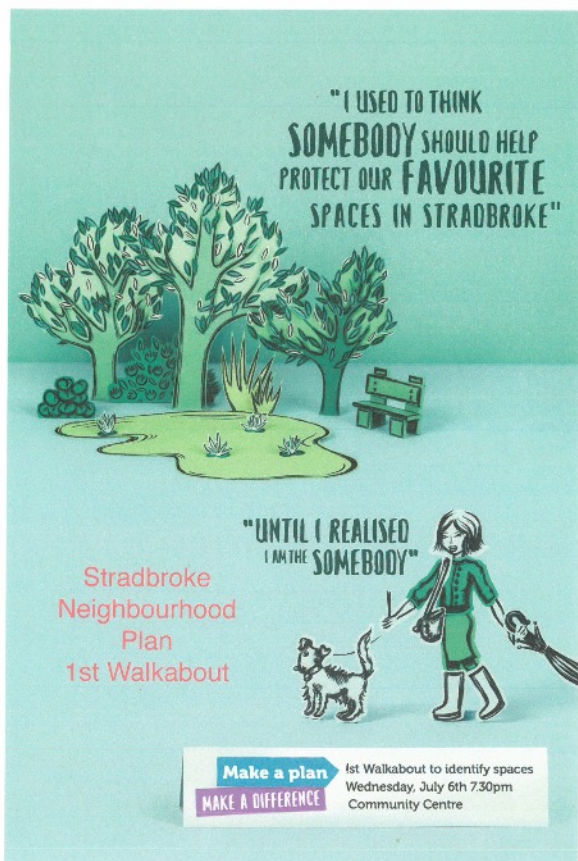
Complimentary tea & coffee

## SPEAK OUT FOR STRADBROKE



NEIGHBOURHOOD PLAN QUESTIONNAIRES ISSUED ON APRIL 23RD/24TH

**YOUR CHANCE TO HAVE YOUR SAY  
ABOUT THE FUTURE OF THE VILLAGE**



# Stradbroke Neighbourhood Plan



## Village Meeting

**Monday 19<sup>th</sup> May**

**Your chance to discuss the future of housing, businesses, environment, schools, shops and much more**

**Stradbroke's future is in Your Hands**



**7:30pm in the community centre**

**Stradbroke Neighbourhood Plan**

**Your Village Needs YOU**



**Please Complete  
Your Questionnaire  
&  
Speak out for Stradbroke!**

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix I**

March 2018



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April 2014 No.401

## Neighbourhood Plan

- A Neighbourhood Plan for Stradbroke?
- What does the future hold for Stradbroke?
- What's going to happen with schools?
- How many shops, if any, will we have in 10 years time?
- Will there be any jobs in Stradbroke?
- Will there be any new housing developments? If so what, when and where?



These are some of the fundamental questions that we need to ask in order to prepare a Stradbroke Plan for the next 10 to 20 years. This is the "The Neighbourhood Plan" Planning strategy, policy and decision making in the past has always been "top-down". Local councils having little say in major planning decisions. It was more or less dictated at a higher level. All that changed in 2011 when the government introduced the concept of Neighbourhood Plans. These are prepared locally by the community and then, once endorsed by the District Council, give the community the Statutory Right in law to manage the plan. In other words once the plan is agreed, we the parishioners of Stradbroke, decide what we do and when we do it. Preparing a Neighbourhood Plan is not a trivial exercise. It will take about 2 years to complete and will impact everyone in the village. Consultation is fundamental in order to demonstrate that the plan is what the community wants. If the community does not support the plan it will not be approved and decision making will stay "top-down".

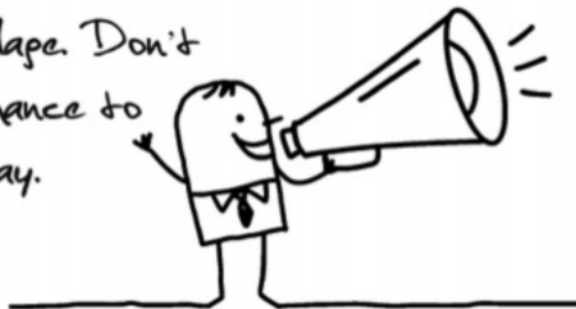
The first and most important consultation meeting is on May 19th. This is when we will decide whether or not to make a plan. Everyone is invited to come to a meeting in the Community Centre to be given the opportunity to discuss the idea, and what it means. At this meeting, after debate and discussion, we will take a decision. If there's no interest or people seriously want to leave decision making with the District Council then this is what the community will decide. If the decision is for a neighbourhood plan to be prepared, we will be asking for volunteers to help and be part of the process.

You will be hearing more about Neighbourhood Planning in due course but put the date in your diary:

**May 19th - 7:30pm in the Community Centre**

**It is your village – come and help in planning the village for the future.**

It's your village. Don't miss the chance to have your say.



Don Darling



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May 2016

No.422

## STRADBROKE NEIGHBOURHOOD PLAN YOUR VILLAGE NEEDS YOU



The Neighbourhood Plan is a once-only chance for us to give our opinions about how we, the people who live here, want the village to develop in the future. The plan that comes out of your responses in the questionnaire will be a legal document so we do need as many of us as possible to complete it so that we have a full and fair reflection of your thoughts.

By now you will have received your Neighbourhood Plan questionnaire and, maybe, even completed it. It can be filled in either on-line very simply or on the paper copy which can then be returned to the collection box in the library. If you have any questions about the Neighbourhood Plan or the questionnaire or would like some help with it, there will be a helpdesk outside Spar on Saturday, April 30th and a helpdesk in the Courthouse café on Thursday, April 28th and Saturday, April 30th.

Remember that the questionnaire is the opportunity for you to give your opinion about many aspects of Stradbroke and help shape the future of the village so please spare 15-20 minutes completing it.

**SPEAK OUT FOR STRADBROKE!**

*Gillian Rennie-Dunkerley, Chair of the Neighbourhood Planning Committee*



## News & Views

### Neighbourhood Plan

A very big thank you to everyone who has completed and returned their questionnaire. We have had an excellent response from 11-16 year olds and from the middle and older generations but not so many from those aged between 17 and 31. If that's you or you know of someone in that bracket who has not yet attempted the questionnaire there is still time as we will add any late responses into our data base as they arrive.

We now have the very important task of analysing what everyone has to say and we are fortunate to have the advice and guidance of an expert to help steer us through this process so that we can produce a meaningful and relevant draft for everyone in the village to comment on when it is written. Naturally, this will take some time but we want to share information with you as we unpeel facts and figures in our analysis. This we will do through regular updates on the village website - [www.stradbrokeonline.org.uk](http://www.stradbrokeonline.org.uk) - so do keep looking at that as well as feedback in the Stradbroke Monthly. We shall also have a display on the findings from the questionnaire and announcing the winner of the draw at the Stradbroke Festfull on June 25th and 26th so there is another reason to attend this big event in the village.

The first snapshot of your responses is, however, the message that has come through loud and clear how you all have great affection for our village - you think it is a very friendly, lovely and safe place to live and you are keen to maintain that. There are also strong feelings regarding traffic and broadband/mobile phone reception and when we have crunched the data we will share this more thoroughly with you.

Finally, we would like to thank all those volunteers outside of the committee who knocked on your doors and delivered the questionnaires so effectively. A mammoth task performed with enthusiasm and success by:

Martin and Lesley Allison, Mike Marlow, Jane and Dennis Merritt, Keith Lead, Adeleine, Tori and Carol Darling, Carrie Barnes, Brian Loftus Mark Knight, Pam and Mike Cane, Brian Goffey.

*Gillian Rennie-Dunkerley (Chair of NP Committee)*

### How To Make Your Pension Go Further

We are all living longer than we have before. This is great news, but the age of retirement has not really changed, so people are having to make their pensions and savings go further in later life.

Here are some tips on how to help to make your money go further:

- \*Save money on energy bills - Check with your current supplier and see if you could go on a cheaper tariff, or if they're able to fix their prices. Many energy suppliers offer a discount if you pay by direct debit each month, you could also make a saving by switching to paperless billing and managing your account online.
- \*Claim the right benefits - There are a number of benefits that you may be eligible for in your retirement, including Pension Credit, Winter Fuel Payment, and Cold Weather Payment.
- \*Pension Credit - Is an income-related benefit made up of 2 parts - 1. Guarantee Credit and Savings Credit. Guarantee Credit tops up your weekly income if it's below £151.20 (for single people) or £230.85 (for couples). 2. Savings Credit is an extra payment for people who saved some money towards their retirement, eg a pension.
- \*Winter Fuel Payment - You could get between £100 and £300 tax-free to help pay your heating bills if you were born on or before 5 January 1953. Most payments are made automatically between November and December. You usually get a Winter Fuel Payment automatically if you get the State Pension or another social security. If you qualify but don't get paid automatically, you'll need to make a claim.
- \*Cold Weather Payment - If you're getting certain benefits you'll get a payment if the temperature in your area is recorded as, or forecast to be, zero degrees Celsius or below for 7 consecutive days. You'll get a payment of £25 for each 7 day period of very cold weather between 1 November and 31 March.
- \*Save money on travel costs - In England you can get a bus pass for free travel when you reach the female State Pension age, whether you're a man or a woman.
- \*Apply for a concessionary TV licence - Once you or someone you live with are over 74 you are eligible to apply for the over 75 free licence for your household.
- \*Shop wisely - Plan the meals for the week this will help to reduce waste and ensure you buy what you need and are not impulse buying. Also make use of the freezer, cook food in batches that can be frozen and used later. Freeze everyday foods like milk and bread so that can be used when needed and will reduce waste. All these tips can all add up to make savings.

Claire Bewley is a Director at My Care at Home based in Stowmarket Tel: 01449 763086 [www.mycare-at-home.co.uk](http://www.mycare-at-home.co.uk)



[www.stradbrokemonthly.co.uk](http://www.stradbrokemonthly.co.uk)

June 2016 No.423

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### Stradbroke Library Live!

The first Community Arts screening of a live performance West End play is taking place on 11th June at the Court House in Stradbroke. This is a screening of a live stage performance from the 'West End of Billy Elliot: The Musical'.

Set in a northern mining town, against the background of the 1984/85 miners' strike, Billy Elliot is the inspirational story of a young boy's struggle against the odds to make his dreams come true. The story follows Billy's journey as he stumbles out of the boxing ring and into a ballet class where he discovers a passion for dance that inspires his family and whole community and changes his life forever.

Doors open 7pm, screening begins 7.30pm. Tickets are £8. (Please note: Cert 15)

This event is part of the Suffolk Libraries Presents project, which brings quality theatre and exhibition events to Suffolk communities using the latest digital screening equipment.

Suffolk Libraries Presents is an Arts Council England funded project which is being run in seven of the county's libraries with the aim of bringing more Suffolk residents into contact with the arts in a familiar and accessible local venue. Suffolk Libraries is working in partnership with Creative Arts East to deliver this innovative new project.

Maureen John

### Festfull on Saturday and Sunday 25<sup>th</sup> and 26<sup>th</sup> June

Make sure you don't miss this year's Festfull - the family event for everyone in the village.

Adult entry £2.50, 16 year olds and under free.

Over 40 stalls, Demonstrations, Pony Rides, 'Bouncy Castles', Burgers, Ice Creams, Licensed Bar, Hot Drinks & cakes. Win £100 in the Grand Draw - tickets on sale on the day and now in Spar  
**Junior-5 a side Football Tournament** over both days with over 40 teams. Contact - Jayne Cook 01986 798428 to enter teams

#### Saturday Arena schedule:

11:00 Swim & Gym demonstration

11:30 Kickboxing

12:00 Zumba with Eileen

12:30 Waggy Tails - Dog Agility

13:00 Tiddlywinks graduation ceremony

13:30 Eastern Harriers

14:00 Stradbroke Junior Brass Band

14:30 Steff the Magician

15:00 Majoirettes

15:30 Stradbroke Junior Brass Band

16:00 Fire Service demonstration

16:15 Grand Draw and Prize Giving

**Sunday:** Festfull continues from 10am with the Market and Refreshments.

13:00 It's a Knockout Wipeout - contact - Julia Green 07796 624768 to enter teams



Roger Turkington

General enquiries to Roger Turkington - 01379 384248.

Last minute stall enquiries to Martin Allison - 01379 388251



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October 2017 No.436

# PUBLIC CONSULTATIONS



**TUESDAY 17 OCTOBER 2017 – 12noon till 4.00**

**THURSDAY 19 OCTOBER 2017 – 5.00 till 9.00**

**LOCATION: COURT HOUSE, QUEENS STREET**

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## ***Pick a site.. any site.. or no site, or all sites?***

Stradbroke Parish Council is working towards a development plan and want **you** to be part of it. Come and **give your views** on the **potential development sites within the village** at the Court House.

Come and **see the results** of the recent site **visits by the independent assessors**, hear about **what Mid Suffolk are doing**, and come ready to give your views and **help shape the future of the village**.

Your views will be gathered and used in the Plan as evidence to support **decisions made about allocating sites for development** for the next 20 years;

- when you and your partner have retired and need a smaller home;
- when your children might need their own affordable home;
- when your family might want to move back to the village;
- when your planned family needs good education locally, and after age 16;
- when you want to live on your own.

**Whoever you are, or will be in future, your views matter now!**

*Members of the Neighbourhood Plan Team  
look forward to seeing you*

 **Stradbroke  
Parish Council**



[www.stradbrokemonthly.co.uk](http://www.stradbrokemonthly.co.uk)

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February 2018 No.439

## Stradbroke Neighbourhood Plan 2016-2036

On Saturday 20th January 2018, Stradbroke Parish Council launched 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: [www.stradbrokepc.org](http://www.stradbrokepc.org)**

**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 at [www.stradbrokepc.org](http://www.stradbrokepc.org); or emailing the Clerk at: [stradbrokepc@outlook.com](mailto: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.

*Parish Clerk*

**Stradbroke  
Parish Council**



# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix J**

March 2018



**Stradbroke Parish Council**

# **Stradbroke Neighbourhood Plan**

**Site Allocations Survey Analysis**

**31<sup>st</sup> October 2017**



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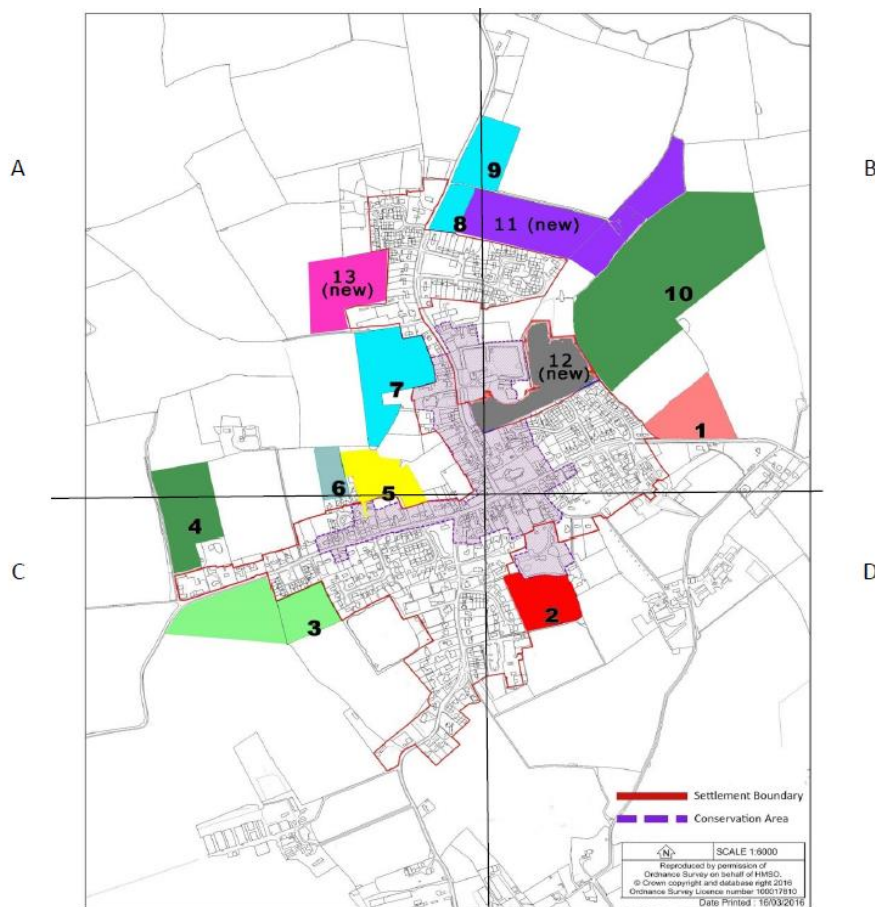
## **1 INTRODUCTION**

- 1.1 Navigus Planning was commissioned to review the responses to the Stradbroke Neighbourhood Plan sites consultation and to report back to the Neighbourhood Plan Steering Group.
- 1.2 Following a presentation of shortlisted sites at two public consultation events held on 17<sup>th</sup> and 19<sup>th</sup> October 2017, a survey was administered to ascertain the preferences of the public in their development in the preparation of a Neighbourhood Plan. The timing of the survey was driven by three factors:
  - the need to inform the Parish Council's response to the Mid Suffolk Local Plan consultation, which closed on 10<sup>th</sup> November 2017; and
  - the need to keep moving the process of preparing the Neighbourhood Plan forward, particularly given the status of the emerging Mid Suffolk Local Plan (this was an approach which was encouraged by Mid Suffolk District Council); and
  - the potential 'threat' to good plan-making by speculative planning applications in Stradbroke which may come forward.
- 1.3 Much of the survey had been informed by the extensive community engagement that had been undertaken to date, which particularly raised matters concerning:
  - traffic and congestion on Queen Street;
  - the refusal of the Parish Council to adopt a swale on Grove Farm, a site with planning permission for 44 dwellings;
  - the Stradbroke Village Design Statement.
- 1.4 The survey could be accessed online via Survey Monkey or completed in hard copy. 135 surveys in total were completed and submitted. Of these, 39 (29%) were submitted via hardcopy and 96 (71%) were electronic via Survey Monkey. Of the electronic responses, 3 were from businesses.
- 1.5 In addition to providing responses to the 20 questions regarding site location, site potential and support for the draft policies and objectives in the Stradbroke Neighbourhood Plan, 54 respondents included additional written comments.
- 1.6 This report will aim to analyse the responses according to location, support for sites, and issues raised by residents and businesses.

## 2 DISTRIBUTION OF RESPONSES

- 2.1 The Parish Council requested an analysis of the location of respondents by their home address. This was in order to establish whether there was a significant bias in the responses, i.e. very high proportions of people objecting to sites close to where they live and supporting sites further away.
- 2.2 2011 Census data shows the population of Stradbroke parish as 1,408 persons. Of this, those aged 16+ total 1,162, producing a response rate of 11.36%.
- 2.3 Census output areas roughly correspond with the quadrants:
- 305 residents (139 households) live in the area roughly correlated to quadrant A;
  - 379 residents (177 households) live in the area roughly correlated to quadrant B;
  - 405 residents (182 households) live in the area roughly correlated to quadrant C; and
  - 319 residents (124 households) live in the area that covers quadrant D and elsewhere in the parish (referred to as quadrant E but not shown in Figure 2.1).

**Figure 2.1: Shortlisted sites and 'quadrant' approach to response analysis**



Source: Stradbroke Parish Council



- 2.4 Quadrants A and B saw the highest number of responses at 37 and 38 respectively. A further respondent marked as 'other' identified themselves as living 'between A and B'. 30 respondents marked living in Quadrant C; 17 marked living in D; 8 as living elsewhere in the parish; and 2 respondents skipped the question.
- 2.5 Table 2.1 lists the response rates by quadrant:

**Table 2.1: Response rates by quadrant**

Quadrant	Responses	Population	Households	Response rate by population	Response rate by household
<b>A</b>	37	305	139	12.1%	26.6%
<b>B</b>	38	379	177	10.0%	21.5%
<b>C</b>	30	405	182	7.4%	16.5%
<b>D</b>	17	319	124	5.3%	13.7%
<b>E</b>	8				

The population and households for quadrants D and E are merged because it was not possible to sub-divide the Census output areas

- 2.6 According to the Census data outlined above, the response rate by quadrant does not align with the proportion of residents and households within those quadrants. The higher rates of response from those in quadrants A and B coincides with the larger number of possible development sites, with respectively lower rates in quadrants C and D where possible development sites are fewer. Indeed, quadrant D which elicited the lowest response rate has only one proposed development site with few other sites close to its boundary in the neighbouring quadrants.
- 2.7 This does not necessarily suggest that more people in quadrants A and B responded because they wished to object to the large number of sites in these quadrants. The analysis of levels of support for each site is included in Section 3.
- 2.8 After investigating the Survey Monkey responses, the occurrence of several incomplete questionnaires does not seem to have created any duplicates or inconsistencies in the resulting data.
- 2.9 Two responses from the same IP address (respondents 84 and 85) offered very similar additional written comments, flagging a possible duplicated survey submitted by a single respondent. However, the answers to each of the 20 questions are different and thus it can be reasonably assumed that these are separate replies from persons in the same household.

- 2.10 Whilst there are higher proportions of response from residents living in quadrants A and B, this is not sufficient to suggest any significant bias in the responses to the point that the results are not robust enough to be used to inform site selection in the Neighbourhood Plan.

### 3 ANALYSIS OF RESPONSES

#### Residential survey

- 3.1 The survey generally produced a positive response by participants.
- 3.2 Table 3.1 shows that the sites put forward by landowners mostly received majority support. The exceptions were sites 9, 12 and 13 although none received very high proportions of objection (all were between 40% and 42%). All of these sites were either in quadrants A or B which had to highest response levels. However, a number of other sites in these quadrants (sites 1, 5, 6 and 8) received majority support.
- 3.3 Of the sites that received majority support, the greatest support was for Site 2 which is in quadrant D. In this regard, it is perhaps instructive to note that the highest response levels were from people that live in the other quadrants. This may suggest a certain level of support from those most interested in ensuring that development is furthest away from where they live.

**Table 3.1: Q2-10. 'Does the evidence support the inclusion of the following sites?'**

		Yes	No	Skipped	% Yes	% No	% Skipped
<b>Q2</b>	Site 2	83	23	26	62.9%	17.4%	19.7%
<b>Q3</b>	Site 5	63	40	29	47.7%	30.3%	22.0%
<b>Q4</b>	Site 6	62	43	27	47.0%	32.6%	20.5%
<b>Q5</b>	Site 7	57	45	30	43.2%	34.1%	22.7%
<b>Q6</b>	Site 8	55	49	28	41.7%	37.1%	21.2%
<b>Q7</b>	Site 9	48	55	29	36.4%	41.7%	22.0%
<b>Q8</b>	Site 12	49	56	27	37.1%	42.4%	20.5%
<b>Q9</b>	Site 13	50	53	29	37.9%	40.2%	22.0%
<b>Q10</b>	Site 1	67	38	27	50.8%	28.8%	20.5%

- 3.4 The sites identified for commercial use by AECOM (sites 4 and 13) were supported by the majority of respondents, as shown in Table 3.2:

**Table 3.2: Q11-12. 'Does the evidence support the inclusion of the following sites as commercial sites?'**

		Yes	No	Skipped	% Yes	% No	% Skipped
<b>Q11</b>	Site 4	78	24	30	59.1%	18.2%	22.7%
<b>Q12</b>	Site 13	63	38	31	47.7%	28.8%	23.5%

3.5 In respect of sites for residential use, respondents were against the inclusion of sites 4, 10 and 11 but agreed with the inclusion of Site 3. In respect of site 4, this response was different to the response on Q11, suggesting that people were in favour of it as a commercial site but not a residential site. The responses are shown in Table 3.3:

**Table 3.3: Q13-16. 'Does the evidence support the inclusion of each of the following sites?'**

		Yes	No	Skipped	% Yes	% No	% Skipped
<b>Q13</b>	Site 3	73	29	30	55.3%	22.0%	22.7%
<b>Q14</b>	Site 4	47	50	35	35.6%	37.9%	26.5%
<b>Q15</b>	Site 10	32	72	28	24.2%	54.5%	21.2%
<b>Q16</b>	Site 11	30	73	29	22.7%	55.3%	22.0%

3.6 While 30 respondents skipped answering, all the sites had at least some support in terms of their suitability for a residential care home. Sites 3 and 4 had the highest levels of support, although this was only around 19% of those that completed a survey. This is shown in Table 3.4:

**Table 3.4: Q17. 'Which site do you consider most suitable for a residential care home?'**

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8
<b>Q17</b>	10	9	27	26	11	3	8	2
	7.2%	6.5%	19.4%	18.7%	7.9%	2.2%	5.8%	1.4%
	Site 9	Site 10	Site 11	Site 12	Site 13	Skipped	Total	
	1	1	4	6	1	30	139	
	0.7%	0.7%	2.9%	4.3%	0.7%	21.6%		

3.7 Overall, respondents agreed with the draft objectives, infrastructure policy, and site allocation, as shown in Table 3.5:

**Table 3.5: 'Do you agree with...the draft objectives? (Q18), ...the draft infrastructure policy? (Q19), ...the draft site allocation policy? (Q20)'**

<b>Q18</b>	Yes	81	61.4%
	No	15	11.4%
	Skipped	36	27.3%

<b>Q19</b>	Yes	73	55.3%
	No	22	16.7%
	Skipped	37	28.0%

<b>Q20</b>	Yes	69	52.3%
	No	27	20.5%
	Skipped	36	27.3%

3.8 54 of the 132 responses offered additional written comments.

3.9 Issues raised related to congestion (18 comments); infrastructure (11); village change (10); the consultation process (8); proposed sites (7); the environment (6);

development interests (5); the potential care home (4); demographics (3); flooding (2); the school (2) and surgery (2); light pollution (1); and privacy (1).

3.10 The most frequent issue generally raised was the level of traffic in the village and/or the capability of village infrastructure to handle current traffic:

- 7 comments specifically identified the congestion already seen at Queen Street and the potential of proposed sites to worsen this; the school in particular is named a cause although a majority of the sites associated with Queen Street are cited by different responders as problematic if developed (sites 1, 2, 3, 7, 8, 9, 12, 13). One commenter states, 'Surely all sites will cause traffic problems'.
- 4 comments related specifically to the current levels of commercial traffic (i.e. heavy goods vehicles) and mentioned concern over increases to this traffic through construction due to the development of any of the proposed sites.
- The proposal for access via Meadow Way at sites 5 and 6 is mentioned 5 times, with general opposition and citations of its status as a conservation area. Other infrastructure-related comments include: sustainable infrastructure being 'key'; roads being unable to support further housing or development; access points for proposed sites being unsuitable; the necessity of a car park at the school for village growth; the village roads in general already being over capacity at peak times and with commercial and agricultural traffic; and new properties being within walking distance of village facilities. The school and surgery are twice mentioned as needing expansion with the inability to cope with the current provision.

3.11 Comments regarding change in the village are generally negative. Several comments are general concerns that the village will become a town with more commercial/industrial and housing developments. Two comments accept the change, with one emphasising the need for developments to be within walking distance. Others negatively comment on the development of agricultural land and the loss of the rural setting of Stradbroke and its community and village spirit. In our experience, such comments in a community survey addressing such matters are inevitable. However, the extent of the comments does not suggest any significant groundswell of opinion which may jeopardise the progress of the Neighbourhood Plan.

3.12 Certain proposed sites are mentioned throughout various comments (see the commentary earlier in this section). Site 13 is mentioned as already being large enough and only fit to support its current commercial operation. General comments note that the chosen proposed sites encourage a 'crossroads' element to the village and that they will change the landscape of the village if developed (in line with other comments relating to the change of the village).

3.13 The environmental attributes of Stradbroke, particularly its agricultural setting and conservation areas, were often combined with comments regarding its village attributes. Comments were generally negative, accusing certain sites of spoiling these attributes such as sites 1, 10, and 12 potentially altering views of allotments and the cemetery as well as impacting wildlife. Others recommended necessary measures such as 'buffer

zones' (landscaping and open space) around site 13. Two comments specifically mentioned the risk of flooding if the village's periphery is developed, saying the roads around the village already flood in heavy rain and that the development of fields leaves nowhere for water to go. Two comments also cited the need to prevent light pollution through requiring certain design regulations on proposed developments.

- 3.14 Comments regarding interests of development were generally negative; some respondents mentioned the Parish Council giving in to external pressures while others accused landowners of not putting forward sites near where those landowners live. There was some slight confusion as to who AECOM are as well as a comment generally chastising the priorities of planners. Again, such comments are not uncommon when engaging on matters such as these; certainly any suggestions that the Parish Council is giving in to external pressures should be disregarded. Equally, landowners are at liberty to put forward any land which they have control over and how this relates to where that landowner lives must be disregarded.
- 3.15 Apart from question 17, the care home is twice mentioned to be suitable for site 3. Comments generally recommended that it should be within walking distance of village amenities to prevent the isolation of extant care facilities. One respondent clarified that a residential care home would need to be less central than sheltered housing.
- 3.16 A small number of comments mentioned the need for provision of affordable housing and housing for young families, with one respondent asking whether young people would return to the village if housing developments were permitted.
- 3.17 One comment called the draft policies and the process of consultation 'excellent' but a number of comments did make negative comments about the consultation process. Most mentioned an inadequate amount of confusing information given to answer survey questions and/or the short amount of time to complete responses. As explained in section 1, the timetable was driven by a number of factors and the Neighbourhood Plan team present at the consultation events sought to inform attendees as best they could; this may therefore suggest that the confusion lay with respondents that did not attend the events. It is common with surveys of this nature regarding sites to be seen as complex because for many people it is introducing concepts that are new to them. This may explain why some people skipped answering some questions but this cannot be proven. Generally however, such issues are commonplace but their presence does not undermine the process which was presented as clearly as it could be.
- 3.18 One comment asked after the lack of community actions in the policies and said they were not legitimate nor advertised to the public. Suggestions of a lack of legitimacy without evidence cannot be given credence. Generally the events were well advertised (through a monthly newsletter which advertised it on the front cover and was delivered to every household in the parish) and the number of attendees would suggest that many people were well aware of them. Suggestions regarding community actions can be taken on board in the drafting of the Plan document.

## Business survey

- 3.19 The business survey had 3 respondents. 2 said their businesses were in quadrant B and 1 said their business was elsewhere (outside any of the quadrants).
- 3.20 Of the sites put forward by landowners, the respondents supported all but sites 12 and 13, as shown in Table 3.6:

**Table 3.6: Q2-9. 'Do you agree with the inclusion of the following sites?'**

	Site 2	Site 5	Site 6	Site 7	Site 8	Site 9	Site 12	Site 13	Site 1
<b>Q2-Q9</b>	3	3	3	3	3	2	1	1	2

- 3.21 Of the sites identified for commercial use by AECOM, Site 4 received support from 3 commercial respondents and Site 13 received support from 2 commercial respondents.
- 3.22 Of the excluded sites, 2 of the 3 commercial respondents agreed with the exclusion of Site 3 and Site 4; 2 of 3 disagreed with the exclusion of Site 10 and Site 11.
- 3.23 2 respondents preferred site 6 for use as a residential care home and 1 preferred site 4 for this purpose.
- 3.24 All 3 respondents agreed with the draft objectives, infrastructure policy, and site allocation policy.
- 3.25 Written comments were included by 2 of 3 respondents. One comment noted the need for houses for young families (described as 2/3 bedroom homes and not 4/5 bedroom residences). The other comment stated that commercial development should be away from residential dwellings at the edge of the village to draw traffic away from the centre so it doesn't affect residential areas.



## 4 SUMMARY

- 4.1 The distribution of responses does not entirely seem to correspond with the rough population and household totals for each quadrant. Higher levels of response were received from those living in quadrants A and B which had the greatest number of sites. However, a number of sites in these quadrants (sites 1, 5, 6 and 8) received majority support. There is no evidence to suggest any significant bias in the responses to the point that the results are not robust enough to be used to inform site selection in the Neighbourhood Plan.
- 4.2 Overall, there was a high level of support for the proposed sites:
- Of the sites put forward by the landowners to the Mid Suffolk Draft Local Plan, sites 2, 1, 5, 6, 7 and 8 were supported by the majority for residential development (with the level of support in that descending order of sites); sites 9, 12 and 13 were not supported by a majority.
  - AECOM-identified sites 4 and 13 were supported by the majority of respondents for commercial development, with site 4 receiving a higher proportion of approval.
  - The sites omitted from the Mid Suffolk Draft Local Plan assessment process and deemed unsuitable for residential development by AECOM were also rejected by most respondents, with site 4 receiving the least support for inclusion (despite it being supported as a commercial site) and sites 10 and 11 receiving similar levels of support. However, site 3 was supported for inclusion as a residential site by 55.3% of respondents.
  - The majority of respondents preferred sites 3 and 4 for a residential care home at 19.4% and 18.7% respectively.
- 4.3 Many respondents were concerned about extant traffic and congestion issues and the ability of village infrastructure to handle the increase should development occur, particularly around Queen Street and the primary school. Retaining the rural qualities of the village, such as conservation and containing agricultural expansion, were important to many respondents.
- 4.4 Issues raised relating to the process of consultation are not considered to be relevant nor are they considered reasonable because the engagement events are considered to have been well advertised.
- 4.5 Of the 132 total responses, the draft local objectives, infrastructure policy and site allocation policy received support by a majority of respondents. However, the greatest proportion of respondents to the survey skipped these questions at over 27% each.
- 4.6 Overall, it is considered that the community engagement, level of response and actual responses received are sufficient to inform the process of site allocation and preparation of related policies. It is important to note that the Neighbourhood Plan cannot simply allocate the most popular sites. The sites allocated need to be demonstrated that they represent sustainable sites when considered against reasonable alternatives. In

addition, it must be justified through the use of evidence that there is a need and demand for the uses proposed for allocation. In the case of housing this is straightforward but for employment uses the evidence base must be clearly used to justify any allocations, either for solely employment uses or as part of mixed use development.



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# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix K**

March 2018

# Stradbroke Neighbourhood Plan



Initial  
Consultation  
19May14

# Introduction

- **The Team**
  - Oliver Last
  - Don Darling
  - Gerald Jenkins
  - James Hargrave
  - Lynda Ellison-Rose
  - Roger Turkington
- **Objectives of the meeting**
- **Structure of the meeting**

# What is a Neighbourhood Plan?

- A Neighbourhood Plan is a community-led framework for guiding future development, regeneration and conservation of a specified area
- It can cover the use and development of land and may have a vision, aims, planning policies, or even proposals for an area
- It could allocate specified areas for specific types of development
- Requires a successful referendum to be part of statutory development
- If implemented it gives a statutory right on planning decisions

## What it isn't

- A Neighbourhood Plan is NOT a mechanism to stop development:
  - It must comply with national and European legislation
  - It must conform to national policy
  - It must conform to strategic local planning policy



# Who else are serious about developing a Neighbourhood Plan in Suffolk?

- Debenham
- Lavenham
- Mendlesham
- Rendlesham

# Planning – Current Situation

- Planning policy for our area is defined by MSDC, which in turn complies with national planning policy
- Planning meets strategic objectives set by MSDC for the whole district
- Planning policy is not tailored to meet the needs of any individual parish.

# What's changed?

- National Planning Policy Framework (NPPF) 2012
  - Relaxed certain types of development
  - Promotes development more aggressively than previously i.e. presumption in favour of sustainable development
- Increased development targets for District Councils
- Localism Act 2011 – Neighbourhood Plans were part of the new legislation promoting localism in decision making and giving decision power back to the community

# Options

- **Do nothing – impact?**
- **Parish Plan**
  - Provides a framework to work on issues
  - Village Design Statement
  - But has no statutory weight
- **Neighbourhood Development Order**
  - Means to grant certain types of development in a specified area e.g. reinstate historic features in a conservation area or it could allocate areas for small types of development without the need for planning permission
  - Requires a successful referendum to form a strategic planning policy
- **Neighbourhood Plan**
  - More encompassing than a Neighbourhood Development Order
  - It may deal with a wide range of social, economic issues (such as housing, transport, parking, heritage and more)
  - Requires a successful referendum to form a strategic planning policy
  - Statutory right in planning decisions

# Pros & Cons of a Neighbourhood Plan

- Pros
  - We have a bigger say in what sort of future development we have in Stradbroke
  - Tailor development that meets local needs
  - Tailor development that enhances and positively contributes to Stradbroke
- Cons
  - Costly
  - Time
  - Commitment

# Group Discussions

- Split into 4 x group discussions for 20mins lead by:
  - Don Darling
  - Lynda Ellison-Rose and Gerald Jenkins
  - James Hargrave
  - Roger Turkington
- 10mins break
- **Reconvene for summary and conclusions**

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix L**

March 2018

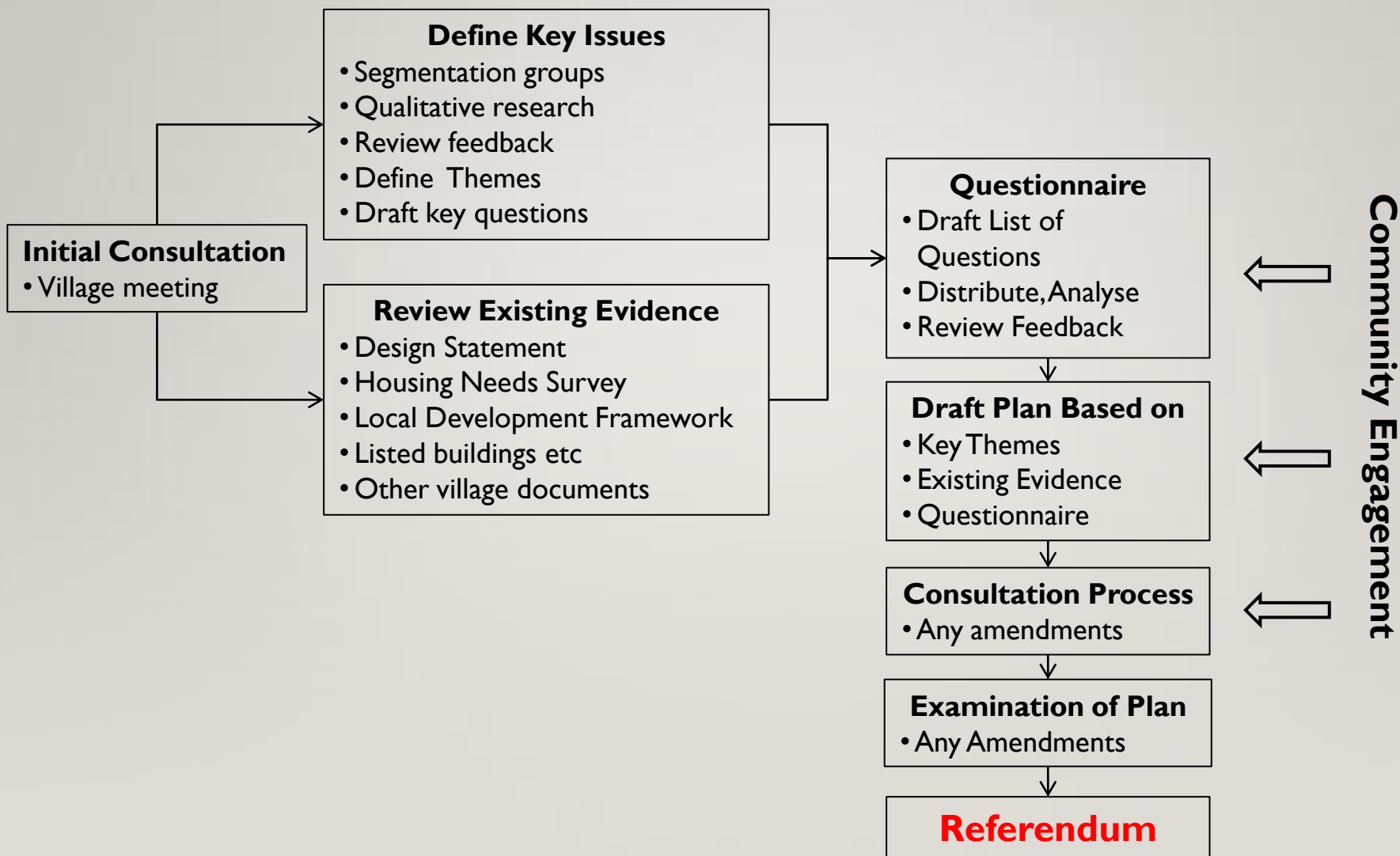
# STRADBROKE NEIGHBOURHOOD PLAN

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# NEIGHBOURHOOD PLAN – THE PROCESS



# NEIGHBOURHOOD PLAN - TIMETABLE

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- Village Consultation May 2014
- Evaluation of Market Research Agencies Nov 2014
- David Spencer Qualitative Research Study Jan 2015
- Project Plan Feb 2015
- Focused Workstreams Established Mar 2015
- Project Leadership change Sept 2015
- Development of Quantitative Community Survey Nov 2015
- Community Survey May 2016
- Analysis of Survey Results October 2016
- Open day of Results November 2016

---

# RESEARCH AND COLLATION DEC.2016 – MAY 2017

- Discussion and guidance on data and information gathered. NPs must be based on evidence with surveys/data to inform options.
- Draft sections produced reflecting the 5 Subject areas Housing, Heritage, Economy, Transport and Amenities
- Site Assessment for potential development
- Preparation of final document structure - Vision, Objectives, and Policies,
- Identifying the main planning policies relevant to Stradbroke

# SITE ASSESSMENTS

---

- The expectation is that the Plan will allocate sites for housing so needs a robust and transparent approach to identifying suitable sites
- Are the sites available, deliverable, achievable, acceptable?
- Preparation of template for site evaluation
- Dummy run to gain experience
- Approaching professionals to undertake task. This proved difficult and costly
- NB. The necessity to have external consultants to alleviate any local influence or bias

# SITE ASSESSMENT CRITERIA CHECKLIST

---

## Developability

- 1.1 Physical
- 1.2 Utilities
- 1.3 Existing use
- 1.4 Accessibility
- 1.5 Availability

Every site rated on each criteria (1 – 4 )and reasons given for rating. Overall scores then used to make informed decisions on preferred sites

## Sustainability

### Economic

- 2.1 Employment
- 2.2 Minerals
- 2.3 Support to Village
- 2.4 Economic initiative

### Social

- 3.1 Housing needs
- 3.2 Shops and services
- 3.3 Public transport
- 3.4 Walking! cycling
- 3.5 Recreation
- 3.6 Community
- 3.7 Bad neighbour use
- 3.8 Existing amenity
- 3.9 Rural linkages

### Environmental

- 4.1 Habitats
- 4.2 Heritage assets
- 4.3 Traffic impact
- 4.4 Settlement pattern
- 4.5 Ground water
- 4.6 Flooding
- 4.7 Land stability
- 4.8 Agriculture
- 4.9 Previously Developed Land
- 4.10 Open countryside

# FINANCE

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- Negotiating technical support from County Council for site assessments (no charge)
- Application for a further grant of £3000 from April 1<sup>st</sup> 2017 to complete the project
- Expression of interest accepted in April 2017. 30 days to apply. Application completed.
- This grant will support the site assessment work and pay for the remaining administration costs to project completion. (printing, publicity, etc)

# EXPENSES IN DETAIL

Date	Description	Detail	Total
01/07/2014	NP Workshop JH	£ 60.00	£ 60.00
10/11/2014	Room hire fee	£ 55.50	£ 55.50
12/01/2015	CAS- Housing Needs Survey	£ 2,411.50	£ 2,411.50
12/01/2015	CAS- Questionnaire software	£ 250.00	£ 250.00
12/01/2015	Room hire on account	£ 599.50	£ 599.50
09/02/2015	Direct Dialogue - discussion and analysis	£ 3,000.00	£ 3,000.00
09/03/2015	RT Refreshment for NP meeting - milk & biscuits	£ 11.17	£ 11.17
	Total spend 2014/15		£ 6,387.67
29/04/2016	Tuddenham Press - questionnaire printing	£ 755.00	£ 755.00
26/04/2016	GRD - expenses	PVC Banner Printer Ink Mileage	£ 28.80 £ 74.97 £ 63.00
05/11/2016	GRD - expenses	Sticky Dots	£ 6.89
	for open day	Crayola Markers	£ 3.41
		Stationery	£ 55.43
	Total spend to date 2016/17		£ 987.50
	Total spend to date overall		£ 7,375.17
	Income to date (Locality Grant Sept 2014 )	£ 6,500	£ 6,500.00
	<b><u>Net cost to PC to date</u></b>		<b><u>£ 875.17</u></b>

# IMPORTANT POINTS

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- Our aim has been to keep the costs as low as possible.
- The cost to the PC has been small and overseen by the PC Clerk
- The work we have completed and the time taken is parallel to Debenham
- The time-line is reflected in other national NPs
- We are all volunteers and some have full time jobs to hold down



# NEXT STEPS

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- Presentation by whole team at the annual Parish meeting on 27.4.17
- The site assessments are to be undertaken
- The draft plan to be completed
- Our aim is to release a draft to the community in the Autumn and request for a referendum as soon as possible thereafter

# Stradbroke Neighbourhood Plan

2016-2036

## **Consultation Statement Appendix M**

March 2018



# **Stradbroke Neighbourhood Plan**

## **Strategic Environmental Assessment Screening Determination**

(Regulation 11 of the Environmental Assessment of Plans and Programmes Regulations 200 )

**March 2018**

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# STRADBROKE NEIGHBOURHOOD PLAN

## STRATEGIC ENVIRONMENTAL ASSESSMENT DETERMINATION

### 1. Introduction

In some circumstances a neighbourhood plan could have significant environmental effects and may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2000 and require a strategic environmental assessment.

One of the basic conditions that will be tested by the independent examiner is whether the making of the Plan is compatible with European Union obligations. Whether a neighbourhood plan requires a strategic environmental assessment and the level of detail needed will depend on what is proposed in the draft Neighbourhood Plan and the characteristics of the local area.

The purpose of the Stradbroke Neighbourhood Plan is to provide for the sustainable development of Stradbroke to make it a key service centre village for residents and surrounding villages. To do this it seeks to phase the provision of good quality housing educational facilities business and local retail opportunities through a set of place and people-focused objectives.

This determination refers to:

- A Screening Report for Consultation prepared on behalf of Stradbroke Parish Council by Navigus Planning which can be viewed at: [www.midsuffolk.gov.uk/StradbrokeNP](http://www.midsuffolk.gov.uk/StradbrokeNP)
- The responses to this from the statutory consultees (See Appendix ).

This assessment relates to the Draft Stradbroke Neighbourhood Plan P 2016 - 2036 Pre-submission consultation.

Section 2 sets out the legislative background. Section 3 sets out the criteria for determining the likely significance of effects. Section 4 summarises the assessment and Section 5 sets out the conclusions based on the screening assessment and the responses of the statutory consultees. The determination is set out in Section 6.

### 2. Legislative Background

European Union Directive 2001/22/EC requires a Strategic Environmental Assessment 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 2000 (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) has requested Mid Suffolk District Council (MSDC) as the responsible authority to determine whether an environmental report on the emerging Stradbroke Neighbourhood Plan is required due to significant environmental effects. In making this determination MSDC should have regard to Schedule 1 of the Regulations.

Pre-Submission Consultation (Regulation 11 stage) on the Draft Neighbourhood Plan was undertaken between 20 January 2018 and 2 March 2018. In line with the advice contained within the National Planning Policy Framework (NPPF) 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. Stradbroke Parish Council has therefore consulted the statutory consultees (Historic England / Natural England / Environment Agency) on the Screening Report prepared by Navigus Planning and asked for their views on whether an SEA is required.

An SEA can be required in some limited situations where a sustainability appraisal is not needed. Neighbourhood Planning is one of these situations. Sustainability Appraisals (SAs) may incorporate the requirements of the Strategic Environmental Assessment Regulations which implement the requirements of the Strategic Environmental Assessment Directive on the assessment of the effects of certain plans and programmes on the environment.

A Sustainability Appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues and it is good practice to do one to understand how a plan is to deliver sustainable development. However NPPF Planning Practice Guidance states that there is no legal requirement for a neighbourhood plan to undertake a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. It is down to the qualifying body to demonstrate whether its plan is likely to have significant environmental effects. This is the purpose of the SEA Screening Report.

### **3. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC**

Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out in the following table:

- |   |
|---|
| <p>1. The characteristics of plans and programmes having regard in particular to:</p> <ul style="list-style-type: none"><li>- the degree to which the plan or programme sets a framework for projects and other activities either with regard to the location nature site and operating conditions or by allocating resources</li><li>- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy</li><li>- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development</li><li>- environmental problems relevant to the plan or programme</li><li>- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</li></ul> |
|---|

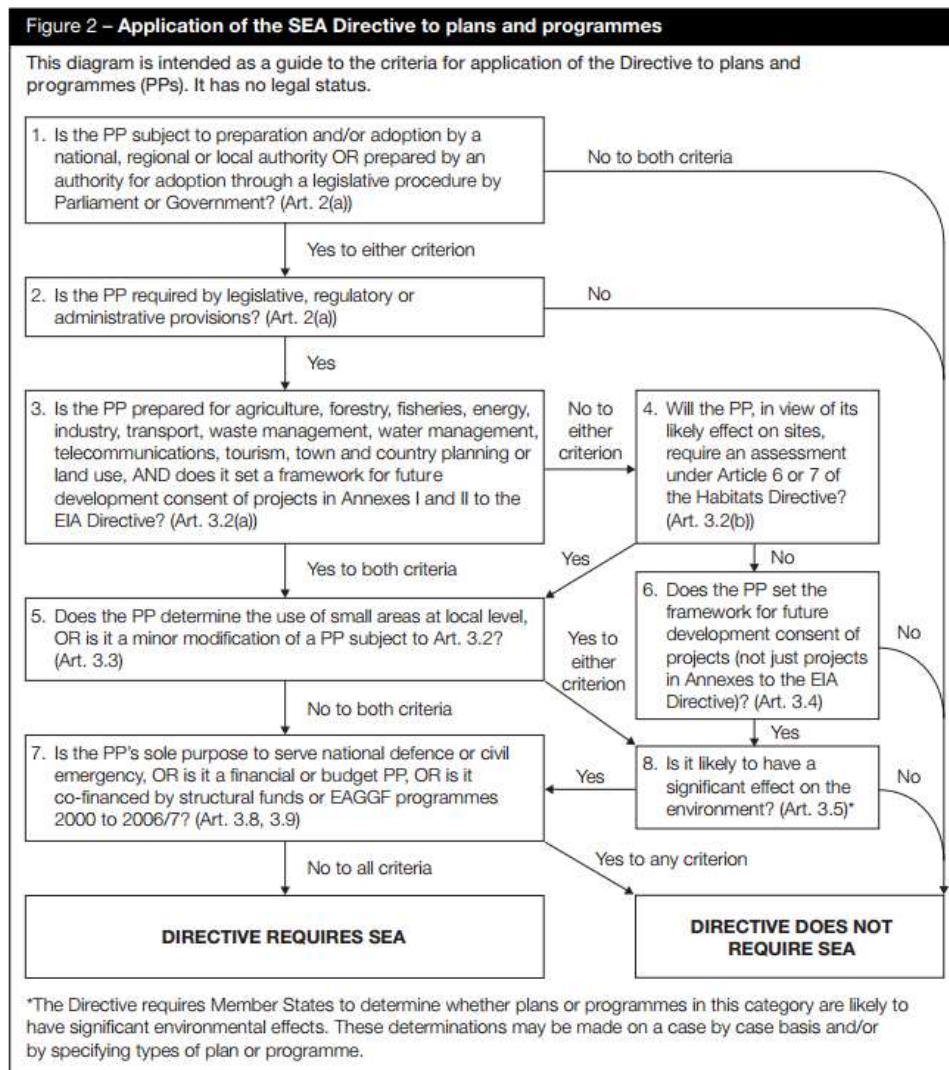
2. Characteristics of the effects and of the area likely to be affected having regard in particular to:

- the probability duration frequency and reversibility of the effects
- the cumulative nature of the effects
- the trans-boundary nature of the effects
- the risks to human health or the environment (e.g. due to accidents)
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)
- the value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or cultural heritage
  - exceeded environmental quality standards or limit values
  - intensive land-use
- the effects on areas or landscapes which have a recognised national Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

#### 4. Assessment

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required



The table below assesses in broad terms whether the Neighbourhood Plan will require a full SEA. The questions below are drawn from the previous diagram which sets out how the SEA Directive should be applied. The reasons draw on the Screening Report prepared by Esse Place Services and the outcome of consultation with the statutory consultees.

Stage	Y/N	Reason
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))	Y	The preparation and adoption of the Plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011 and the Neighbourhood Planning Act 2017. The Plan is being prepared by Stradbroke Parish Council (as the "relevant body") and will be 'made' by Mid Suffolk District Council as the local authority subject to passing an independent examination and community referendum. The preparation of neighbourhood plans is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhood Planning (referendums) Regulations 2012.
2. Is the Neighbourhood Plan required by legislative regulatory or administrative provisions (Art. 2(a))	Y	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011 it will be 'made' and form part of the statutory development plan for Mid Suffolk District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether a full SEA is required under the Directive.
3. Is the Neighbourhood Plan prepared for agriculture forestry fisheries energy industry transport waste management water management telecommunications tourism town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art 3.2(a))	Y	Neighbourhood plans can cover some of the topics identified in this list and they could set the framework for development of a scale that would fall under Annex II of the EIA Directive. However for neighbourhood plans developments which fall under Annex I of the EIA Directive are 'excluded development' as set out in Section 61k of the Town and Country Planning Act 1990 (as amended by the Localism Act).
4. Will the Neighbourhood Plan in view of its likely effect on sites require an assessment for future development under Article 6 or 7 of the Habitats Directive (Art. 3.2 (b))	N	A screening assessment for a Habitats Regulations Assessment (HRA) has been prepared separately. It has been determined that an HRA is not needed.
5. Does the Neighbourhood Plan determine the use of small areas at local level OR is it a minor modification of a PP subject to Art. 3.2 (Art. 3.3)	Y	The Plan allocates several sites within the Neighbourhood Area for a range of uses including housing and community uses.



Stage	Y/N	Reason
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive) (Art 3. )	Y	The Neighbourhood Plan is to be used by MSDC in helping determine future planning applications. The Neighbourhood Plan however focuses on shaping how development comes forward.
7. Is the PP's sole purpose to serve the national defence or civil emergency OR is it a financial or budget PP OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7 (Art 3.8 3.9)	N	Not applicable
8. Is it likely to have a significant effect on the environment (Art. 3.5)	Y	<p>The environmental designations have been identified further in the Stradbroke baseline information in Section and in the Appendix which includes maps distances and vulnerability.</p> <p>As identified in the SEA toolkit for neighbourhood planning<sup>1</sup> the Environmental Impact Assessment (EIA) Regulations identify a threshold for when an EIA may be needed and the Toolkit recommends this as a starting point for SEA Screening. For 'urban development' projects one of the thresholds is where development includes more than 150 dwellings.</p> <p>The draft Neighbourhood Plan proposes to allocate four sites (policies STRAD15 - 18) and also allocates a site with planning permission for residential development (STRAD19). These allocations in total propose to provide between 220 and 260 dwellings. Although spread across five sites this is significantly in excess of the EIA Regulations threshold. The sites are also located close to one another therefore any cumulative impacts are likely to be relatively high.</p> <p>As the area characteristics presented in Section show some of the site allocations could have an impact on the following environmental assets:</p> <ul style="list-style-type: none"> <li>• STRAD15 is adjacent or very close to two County Wildlife Sites.</li> <li>• STRAD18 is close to a priority habitat.</li> <li>• All of the site allocations are close to areas where protected species have been sited.</li> <li>• All of the site allocations are identified as being in Grade 3 agricultural land therefore</li> </ul>

<sup>1</sup> Locality (2016) *Screening neighbourhood plans for strategic environmental assessment: A toolkit for neighbourhood planners*

Stage	Y/N	Reason
		<p>could be 'best and most versatile agricultural land' (Grade 3a).</p> <ul style="list-style-type: none"> <li>• A number of the site allocations have part of their area at risk from 1-in-30-year surface water flood risk.</li> <li>• STRAD16-18 are all close to listed buildings and are adjacent to the Conservation Area and so development at the scale proposed could affect their setting.</li> <li>• STRAD 16 is near to a Historic Environmental Record (HER) monument of archaeological value.</li> <li>• In addition the following policies could also have an impact on the environment although it is doubtful as to whether these will be significant:</li> <li>• STRAD2 (Design principles) expects development to demonstrate good place-making principles in its design and layout.</li> <li>• STRAD10 (Local green spaces) identifies existing green spaces that are special to the community and protects them from development.</li> <li>• STRAD11 (Design and heritage) encourages the use of high quality materials and the retention of traditional heritage features.</li> <li>• STRAD12 (Light pollution) seeks to minimise the impact of light pollution from new development.</li> </ul> <p>In light of the site allocations proposed in the draft Neighbourhood Plan and their potential impact on a number of environmental assets it is considered that the Plan could have a significant impact on the environment.</p>

### Assessment of likely significant effects

Under criterion 8 of the assessment in the table above it was concluded that the Neighbourhood Plan may have a significant effect on the environment depending on the proposals within it and that a case by case assessment was required. The criteria for undertaking such an assessment are drawn from Article 3.5 of the SEA Directive and set out in Section 3 of this report.

## 5. Conclusion

The Screening Report for Consultation prepared by Navigus Planning considered that there could be significant environmental effects arising either individually or cumulatively from the draft Stradbroke Neighbourhood Plan policies. The reasons for reaching this opinion included:

- The location of proposed site allocations could have an impact on various environmental matters including:
  - County Wildlife Sites
  - Priority habitats
  - Protected species
  - Best and most versatile agricultural land (Grade 3a)
  - Surface water flooding
  - Heritage assets including the Conservation Area listed buildings and HER designations.
- Certain policies in the draft Neighbourhood Plan addressing design (Policies STRAD2 and STRAD11) and landscaping (Policy STRAD2) could have an impact on the Plateau Clayland landscape

Any development proposal that would be likely to have a significant effect on a European site either alone or in combination with other plans or projects will be subject to assessment at the project application stage.

As such it concluded that under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 the Stradbroke Neighbourhood Plan does require an SEA to be undertaken because it could have significant environmental effects. Consultation on the screening report was carried out with Natural England Historic England and the Environment Agency. One response was received from Historic England who advised that:

*“Given the likely significant effects (both positive and negative) upon the historic environment, Historic England hence concurs with the Screening Report’s view that a Strategic Environmental Assessment will be required.”*

A copy of the response from Historic England is attached at Appendix 1.

## 6. Determination

In the light of the Screening Report for Consultation prepared by Navigus Planning and the response from Historic England it is determined that the Stradbroke Neighbourhood Plan requires a Strategic Environmental Assessment in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004.



## EAST OF ENGLAND OFFICE

Miss Odile Wladon  
Stradbroke Parish Council

Direct Dial: 01223 5827 6

Our ref: PL00285 50



9 February 2018

Dear Miss Wladon

Thank you for your correspondence of 15th January 2018 regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Strategic Environmental Assessment (SEA) Screening Report prepared by Navigus Planning for Stradbroke's Neighbourhood Plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the neighbourhood plan) likely to have a significant effect on the historic environment?" Our comments are based on the information supplied with the Screening Opinion.

The supporting information (screening statement) supplied with the consultation indicates that within the plan area there is a range of designated historic environment assets within the neighbourhood plan area. There is also likely to be other features of local historic architectural or archaeological value and consideration should also be given to the wider historic rural landscape of Stradbroke Parish. It is also noted that the neighbourhood plan intends to allocate five sites for residential development for a total of c.260 dwellings. A number of these sites are within the Stradbroke Conservation Area and are adjacent to listed buildings.

Given the likely significant effects (both positive and negative) upon the historic environment Historic England hence concurs with the Screening Report's view that a Strategic Environmental Assessment will be required.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on local historic environment issues and priorities including access to data held in the Historic Environment Record (HER) how the allocation policy or proposal can be tailored to minimise potential adverse impacts on the historic environment the nature and design of any required mitigation measures and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely

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# **Stradbroke Neighbourhood Plan**

## **Habitats Regulations Screening Determination**

**March 2018**

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# STRADBROKE NEIGHBOURHOOD PLAN

## HABITATS REGULATIONS DETERMINATION 2018

### 1. Introduction

It is a requirement of European law that a plan or project is subject to an assessment to determine whether it will significantly affect the integrity of any European Site in terms of impacting on the site's conservation objectives.

Submitted neighbourhood plans need to be accompanied by a statement explaining how the proposed plan meets the "basic conditions" set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations which includes the need to undertake a HRA. This is one of the matters that will be tested as part of the independent examination of the Plan.

Whether a neighbourhood plan requires a habitats regulation assessment and the level of detail needed will depend on what is proposed in the draft Neighbourhood Plan and the potential impacts on European sites designated for their nature conservation interest

This report therefore determines whether a Habitats Regulations Assessment (HRA) under Directive 92/43/EEC also known as the Habitats Directive<sup>1</sup> is required for the Debenham Neighbourhood Plan.

This determination refers to:

- A Screening Report for Consultation prepared on behalf of Stradbroke Parish Council by Navigus Planning which can be viewed at: [www.midsuffolk.gov.uk/StradbrokeNP](http://www.midsuffolk.gov.uk/StradbrokeNP)
- The responses to this from the statutory consultees (See Appendix ).

This assessment relates to the Draft Stradbroke Neighbourhood Plan P 2016 - 2036 Pre-submission consultation.

### 2. Legislative Background

HRA is the a two-stage process to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest. Firstly plans or programmes must be screened to determine if they are likely to have a significant effect (and are not plans connected to the management of the European site(s) in question). If it cannot be demonstrated during at the screening stage that the plan or programme will not have significant effects of the European site(s) an 'Appropriate Assessment' (AA) must then be undertaken, which is a much more detailed study of the effects of the plan or programme. The two parts together form a full HRA.

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<sup>1</sup> Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

### 3. Assessment

In determining whether a proposed development plan or programme is likely to have significant effects, the local authority must incorporate the ‘precautionary principle’ into its decision. This means that if there is uncertainty as to whether the plan or programme would cause significant effects on a European site the full AA would be required.

The purpose of the Stradbroke Neighbourhood Plan is to provide for the sustainable development of Stradbroke to make it a key service centre village for residents and surrounding villages. To do this it seeks to phase the provision of good quality housing educational facilities business and local retail opportunities through a set of place and people-focused objectives.

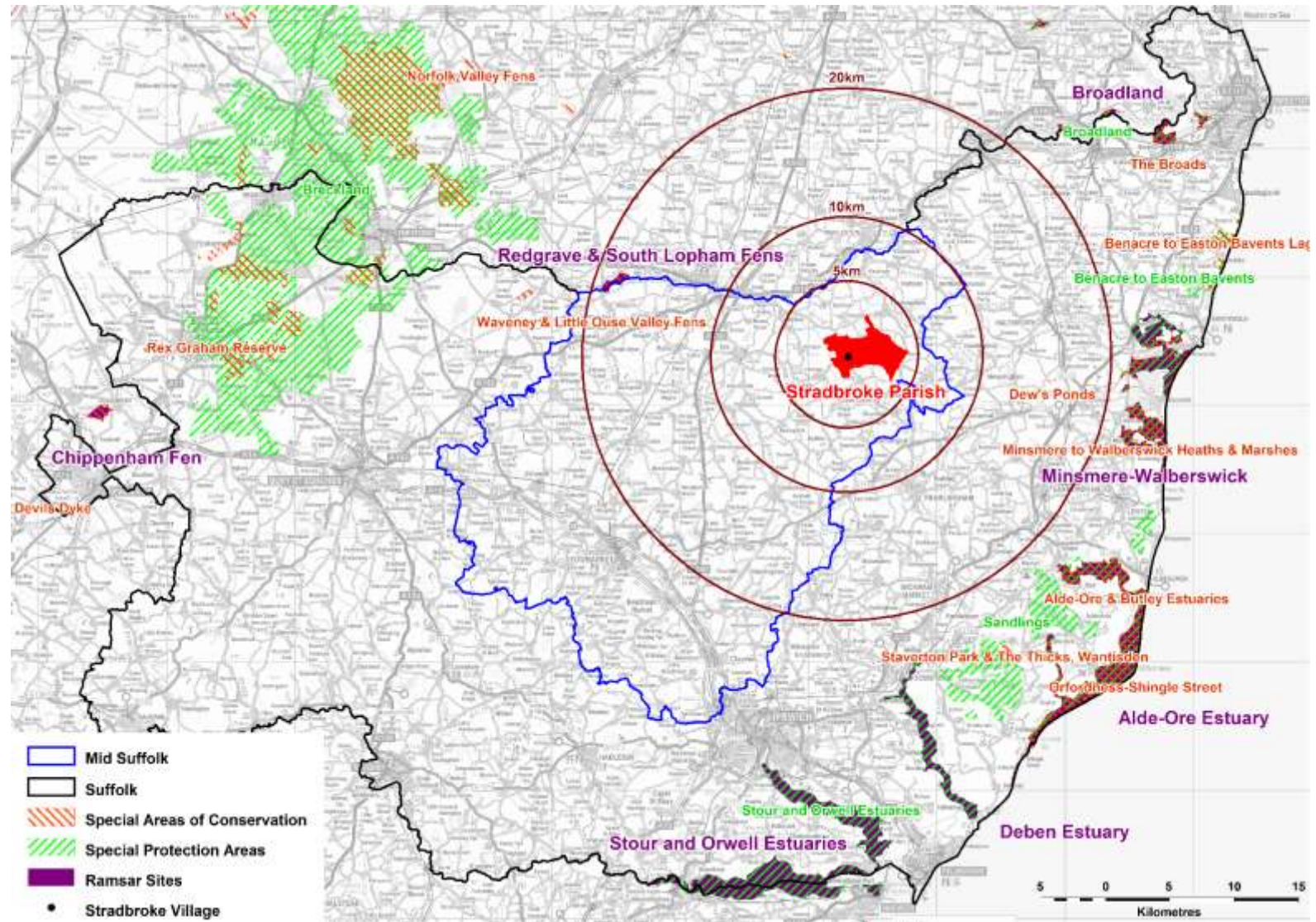
There are a number of European Sites within the wider Suffolk area. These are listed below:

Special Areas of Conservation (SACs)	Special Protection Areas (SPAs):	RAMSAR sites:
<ul style="list-style-type: none"> <li>• The Broads</li> <li>• Benacre to Easton Barents Lagoons</li> <li>• Dews Ponds</li> <li>• Minsmere to Walberswick Heaths and Marshes</li> <li>• Alde-Ore and Butley Estuaries</li> <li>• Staverton Park and The Thicks Wantisden</li> <li>• Orford Ness-Shingle Street</li> <li>• Waveney and Little Ouse Valley Fens</li> <li>• Re Graham Reserve</li> <li>• Norfolk Valley Fens</li> </ul>	<ul style="list-style-type: none"> <li>• Breckland</li> <li>• Broadland</li> <li>• Benacre to Easton Barents</li> <li>• Sandlings</li> <li>• Stour and Orwell Estuaries</li> </ul>	<ul style="list-style-type: none"> <li>• Broadland</li> <li>• Minsmere-Walberswick</li> <li>• Alde-Ore Estuary</li> <li>• Deben Estuary</li> <li>• Stour and Orwell Estuaries</li> <li>• Redgrave and South Lopham Fens</li> <li>• Chippenham Fen</li> </ul>

These are shown in Figure 3.



Figure 3: Location of the Stradbroke Neighbourhood Area within a 5km, 10km and 20km radius of SACs and SPAs



[Source: Stradbroke NP HRA Screening Report, Navigus Planning]

Of these European sites none are within 10km of Stradbroke village where the growth proposed in the Neighbourhood Plan is to be located. The following sites are within 20km:

- Special Areas of Conservation (SACs)
  - Dews Ponds
  - Waveney and Little Ouse Valley Fens
- RAMSAR sites:
  - Redgrave and South Lopham Fens

The Stradbroke Neighbourhood Plan focuses amongst other things on shaping development and protecting maintaining and enhancing existing green space assets. Design principles (Policy STRAD2) ensure that development minimises its impact on the open countryside and environmental features through effective landscaping and seeking to minimise the loss of hedgerows.

Policies that seek to positively address the environmental aspects of sustainable development – specifically local green spaces (Policy STRAD10) and light pollution (Policy STRAD12) – are likely to serve to have a positive effect on the wider environment although the European sites are at a distance where such effects will not be felt. The scale of growth likely in the Neighbourhood Area is such that any effects are likely to be localised but not significant.

The Neighbourhood Plan is unlikely to have any significant effect on the identified network of protected sites.

### **In-combination effects**

Existing plans and proposals must be considered when assessing new plans or programmes for likely significant effects as they may create ‘in combination’ effects.

A Habitat Regulations Assessment Screening Report was carried out as part of the Mid Suffolk Core Strategy and published in 2011. This report concludes that the Mid Suffolk Core Strategy is unlikely to have an adverse impact on any of the identified sites within approximately 20km of the boundary of the District.

Mid Suffolk District Council is committed to the implementation of a series of measures to ensure that the Core Strategy policies will not have a significant effect on the European sites. These measures include:

- Protecting the environment from unsafe or unhealthy pollutants (see Policy CS )
- Protecting the districts natural capital and applying an ecological network approach (see Policy CS )
- Protecting managing and enhancing the network of designated sites and ecological networks (see Policy CS5)
- Monitoring Programme. Reporting on this monitoring plan will be tied in with the annual monitoring programme described in Section of the Core Strategy and

- Planned Mitigation Measures. If during the monitoring programme it is found that recreational pressure is increasing this will trigger the requirement to consider whether additional mitigation is required.

None of the sites above fall within the district. The Core Strategy HRA (see page 20) found that the policies in the Core Strategy Core Strategy Focused Review and Stowmarket Area Action Plan (AAP) are unlikely to have significant effects on the European sites. This was due to:

- The distance of the European Sites away from the district boundary
- The nature of the proposed policies themselves.

The Stradbroke Neighbourhood Plan is a lower level plan than the Core Strategy and focuses amongst other things on shaping development protecting maintaining and enhancing existing green space assets. Whilst the Neighbourhood Plan proposes to allocate specific residential development sites it ensures that these are in general conformity with the District Council's Core Strategy. These development sites are being allocated to ensure that the District Council meets its housing requirements which are being established through the emerging Babergh and Mid Suffolk Joint Local Plan. Any development proposal that would be likely to have a significant effect on a European site either alone or in combination with other plans or projects will be subject to assessment at the project application stage.

The Mid Suffolk Core Strategy HRA screening report concluded that the Core Strategy would not lead to significant adverse effects. It is therefore concluded that no significant in-combination effects are likely to occur due to the implementation of the Stradbroke Neighbourhood Plan.

#### **4. Screening Conclusions**

The screening assessment which was been undertaken concluded 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. Natural England Historic England and the Environment Agency were consulted on the report. One response was received from Historic England who had no comment to make on the habitats regulation screening. A copy of this response is attached at Appendix 1.

The Screening Report and subsequent screening opinion may need to be reviewed if significant changes are made to the Neighbourhood Plan prior to the Submission Stage (Regulation 16).

#### **5. Determination**

In the light of the Screening Report for Consultation prepared by Navigus Planning and the response of Historic England it is determined that the Stradbroke Neighbourhood Plan does not require a habitat regulations assessment.



## EAST OF ENGLAND OFFICE

Miss Odile Wladon  
Stradbroke Parish Council

Direct Dial: 01223 5827 6

Our ref: PL00285 50

9 February 2018

Dear Miss Wladon

Thank you for your correspondence of 15th January 2018 regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Strategic Environmental Assessment (SEA) Screening Report prepared by Navigus Planning for Stradbroke's Neighbourhood Plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the neighbourhood plan) likely to have a significant effect on the historic environment?" Our comments are based on the information supplied with the Screening Opinion.

The supporting information (screening statement) supplied with the consultation indicates that within the plan area there is a range of designated historic environment assets within the neighbourhood plan area. There is also likely to be other features of local historic architectural or archaeological value and consideration should also be given to the wider historic rural landscape of Stradbroke Parish. It is also noted that the neighbourhood plan intends to allocate five sites for residential development for a total of c.260 dwellings. A number of these sites are within the Stradbroke Conservation Area and are adjacent to listed buildings.

Given the likely significant effects (both positive and negative) upon the historic environment Historic England hence concurs with the Screening Report's view that a Strategic Environmental Assessment will be required.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on local historic environment issues and priorities including access to data held in the Historic Environment Record (HER) how the allocation policy or proposal can be tailored to minimise potential adverse impacts on the historic environment the nature and design of any required mitigation measures and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely

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Historic England

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Our ref: PL00285 50

9 February 2018

Dear Miss Wladon

Thank you for your correspondence of 15th January 2018 regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Strategic Environmental Assessment (SEA) Screening Report prepared by Navigus Planning for Stradbroke's Neighbourhood Plan. For the purposes of this consultation Historic England will confine its advice to the question "Is it (the neighbourhood plan) likely to have a significant effect on the historic environment". Our comments are based on the information supplied with the Screening Opinion.

The supporting information (screening statement) supplied with the consultation indicates that within the plan area there is a range of designated historic environment assets within the neighbourhood plan area. There is also likely to be other features of local historic architectural or archaeological value and consideration should also be given to the wider historic rural landscape of Stradbroke Parish. It is also noted that the neighbourhood plan intends to allocate five sites for residential development for a total of c.260 dwellings. A number of these sites are within the Stradbroke Conservation Area and are adjacent to listed buildings.

Given the likely significant effects (both positive and negative) upon the historic environment Historic England hence concurs with the Screening Report's view that a Strategic Environmental Assessment will be required.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on local historic environment issues and priorities including access to data held in the Historic Environment Record (HER) how the allocation policy or proposal can be tailored to minimise potential



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adverse impacts on the historic environment the nature and design of any required mitigation measures and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely

Edward Ames  
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Historic England

EAST OF ENGLAND OFFICE

Miss Odile Wladon  
Stradbroke Parish Council  
Mill Hill House  
Church Lane  
Wickham Skeith  
Suffolk  
IP23 8NA

Direct Dial: 01223 5827 6

Our ref: PL00285 50

29 March 2018

Dear Miss Wladon

**Ref: Scoping Opinion Stradbroke SEA**

Thank you for your email requesting a scoping/screening opinion for the Stradbroke Neighbourhood Plan Sustainability Appraisal. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local and neighbourhood planning process. Therefore we welcome this opportunity to review this Scoping Report.

We would refer you to the guidance in Historic England Advice Note 8: *Sustainability Appraisal and Strategic Environmental Assessment*, which can be found here: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

This advice sets out the historic environment factors which need to be considered during the Strategic Environmental Assessment or Sustainability Appraisal process and our recommendations for information you may need to include.

We are pleased to note the consideration of the historic environment in Section 3 of the Scoping Report and consider that the maps provided are helpful. However although it is difficult to disagree with paragraph 3.2 we suggest that this could be fleshed out to briefly identify the particular qualities that contribute to the parish and village's character and appearance. We would refer you to Stradbroke's Conservation Area Appraisal which may be of use in providing this information: <http://www.babergh.gov.uk/assets/Conservation-Area-Appraisals/Stradbroke2011CAA.pdf>

If you have any further questions please contact the Historic Places Team who can be reached on 01223 5827 9.

Yours sincerely



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Stradbroke Parish Council  
Mill Hill House Church Lane  
Wickham Skeith  
Eye  
IP23 8NA

**Our ref:** AE/2018/122571/01-L01  
**Your ref:** \*  
**Date:** 26 March 2018

Dear Odile Wladon

### **STRADBROKE NEIGHBOURHOOD PLAN - SEA SCOPING**

Thank you for consulting us on the scoping draft report. We consider that the assessment would be improved if the following issues are addressed:

The "Water" section in Chapter 3 should cite the "Anglian River basin management plans: 2015" as baseline data and a description of the sustainability issues for the local river network - <https://www.gov.uk/government/collections/river-basin-management-plans-2015#anglian-river-basin-district-rbmp:-2015>

Development that would affect the tributary of the River Waveney in the north and the Chickering Beck to the west should not cause deterioration in classification (e.g. a quality element should not fall from High to Good).

Further information concerning sewage disposal and treatment which is key in this regard was given in our response to the draft plan. This evidence set can also be used to support a policy regarding private treatment plants consistent with MSDC policy SC3.

The Soil and Geology section could also reference our maps for Nitrate Vulnerable Zones caused by diffuse pollution from agriculture.

Yours sincerely

**Mr GRAHAM STEEL**  
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