

STRADBROKE NEIGHBOURHOOD PLAN WORKING GROUP REPORT ON SITE ALLOCATION CONFIDENTIAL

1) Introduction

In 2014 MSDC made a “call for sites” to be included in a revised Joint Local Plan. This first call resulted in a draft plan being issued by MSDC in May 2016 (SHLAA). The Neighbourhood Plan working group issued their own call for sites in June 2015. The sites put forward by Landowners to both MSDC and the Neighbourhood Plan were combined and included in the Parish wide consultation questionnaire undertaken in early 2016.

In August 2017, as part of the District wide consultation of their draft Joint Local Plan, MSDC issued an updated draft plan of proposed sites (SHELAA). This document superseded all other documents issued by MSDC to that point. MSDC have included 6 sites for Stradbroke in their Draft Joint Local Plan consultation process.

The Neighbourhood Plan working group combined all sites put forward to both MSDC and directly to the working group. This produced a revised total of 13 sites.

As part of the process for producing their draft Joint Local Plan, MSDC commissioned a Strategic Housing Market Assessment. MSDC have advised that Stradbroke should expect to receive an allocation of 184 houses over the plan period to 2036, however MSDC pointed out that this figure was subject to change once responses to the draft Joint Local Plan were reviewed. During a meeting a figure of 220 dwellings was proposed to MSDC and they did not think this was unrealistic. MSDC have advised that granted permissions from 2016 onwards can be included in the projected growth figures within the plan.

At the end of October 2017 a further site was put forward to both MSDC and the Neighbourhood Plan working party. As this site was a late submission it was not included in any assessments carried out by either MSDC or AECOM at the point the site allocation review took place.

2) Process for site assessments

As part of the SHELAA process MSDC assessed sites put forward up to August 2017.

AECOM were instructed in July 2017 to assess sites on behalf of Stradbroke Parish Council. They carried out site assessments on all sites not previously assessed by MSDC up to July 2017. A final report was issued by AECOM in September 2017.

Technical Support has been provided by Locality and AECOM are carrying out the following:

1. Masterplanning (inc. Highways survey)
2. Viability study

3) Public Consultation

The parish wide questionnaire issued in 2016 set out 10 sites which villagers reviewed for suitability for allocation. *(NB As this consultation contained only 10 of the sites reviewed in this process; the results of the questionnaire were noted but did not form a basis for the final recommendations.)*

Later in 2016, 3 further sites were proposed and a further consultation took place on all 13 sites during October 2017.

The Neighbourhood Plan working group commissioned Navigus to review the responses to the October 17 consultation and they produced a report analysing the responses and comments made (*appendix 1*).

An additional site came forward after the consultation event and therefore was not included in the questionnaire (this site is referred to as Site 14 in the appendices to this report – see map on page 4 of this report).

4) Review Process

The Neighbourhood Plan working group met in closed session to review all the evidence available to them as follows:

- MSDC draft site assessments from SHELAA August 2017
- AECOM site assessment report produced September 2017 from site visits in July 2017
- All available correspondence from Landowners or their agents
- AECOM draft Masterplanning document
- Navigus report on outcome of public consultation on sites
- Scoring matrix for each site against criteria laid down in the Site Allocation Policy.

Each site was reviewed in turn and a score given as per the matrix in *appendix 2*.

A summary of the discussions on each site and points allocated, together with the results of the public consultation are shown in *appendix 3*.

5) Recommendations

The working group reviewed all the evidence available to them and decided on which sites best addressed the Neighbourhood Plan objectives agreed by the Community. The sites proposed are considered able to deliver policy compliant development and, in some cases, additional significant new infrastructure, subject to viability, which will be of benefit to the wider community.

The proposed sites are also considered to be sustainable in the wider community sense of not carrying significant long term revenue overheads, or estate management costs, when considered against alternatives.

The sites proposed for allocation within the Neighbourhood Plan are:

Site 1 Site 2 Site 3 Site 7

Note: Sites 4 and 13 were not evaluated as the landowners indicated these were not being proposed for residential development.

All of the site recommendations are subject to receipt of satisfactory reports on highways and viability assessments that will cost proposed community benefits details on the masterplan and in previous landowner discussions.

The working party analysed their conclusions alongside the outcome of the public consultation and the data can be seen in the table below:

| Site | WP Matrix | Village Consultation |
|------|-----------|----------------------|
| 1 | 19 | 50.8% |
| 2 | 17 | 62.9% |
| 3 | 19 | 55.3% |
| 4 | 0 | 35.6% |
| 5 | 16 | 47.7% |
| 6 | 20 | 47.0% |
| 7 | 23 | 43.2% |
| 8 | 11 | 41.7% |
| 9 | 0 | 37.9% |
| 10 | 0 | 24.2% |
| 11 | 0 | 22.7% |
| 12 | 13 | 37.1% |
| 13 | 0 | 37.9% |
| 14 | 0 | not included |

In addition to the above sites, permissions granted from 2016 onwards will be included in the forecast yield (see table below). It is recommended that Ref 3774/16 – Grove Farm be included as a fifth site in the Neighbourhood Plan.

| Ref | Location | Yield | Date Granted |
|---------|----------------------|-------|--------------|
| 3289/15 | Meadow Way | 1 | 07/01/2016 |
| 0069/16 | Westland House | 1 | 03/03/2016 |
| 0068/16 | 5 Meadow Way | 1 | 10/03/2016 |
| 3774/16 | Grove Farm | 44 | 28/09/2016 |
| 2458/16 | Weatermeadow Lodge | 1 | 01/07/2016 |
| 2414/16 | Summer Place | 1 | 03/08/2016 |
| 2980/16 | Land at the Paddocks | 1 | 23/09/2016 |
| 0310/17 | White House Cottages | 1 | 13/03/2017 |

6) Potential Housing Yield

As part of the AECOM Masterplanning exercise an estimate of housing capacity for each site was determined using net housing densities of 25, 30 and 35 dwellings per hectare. This was measured to include the entire area of each site minus woodlands and principal roads (width of 10m including footways, ie to adoptable standard), and where relevant; SUDS (sustainable urban drainage systems which are a natural approach to managing drainage in and around properties and other developments), parking and both primary and secondary school land requirements.

It must be noted that MSDC assessments contained different estimated yields.

Taking into account both MSDC and AECOM assessments the potential housing yield for the proposed sites is as follows:

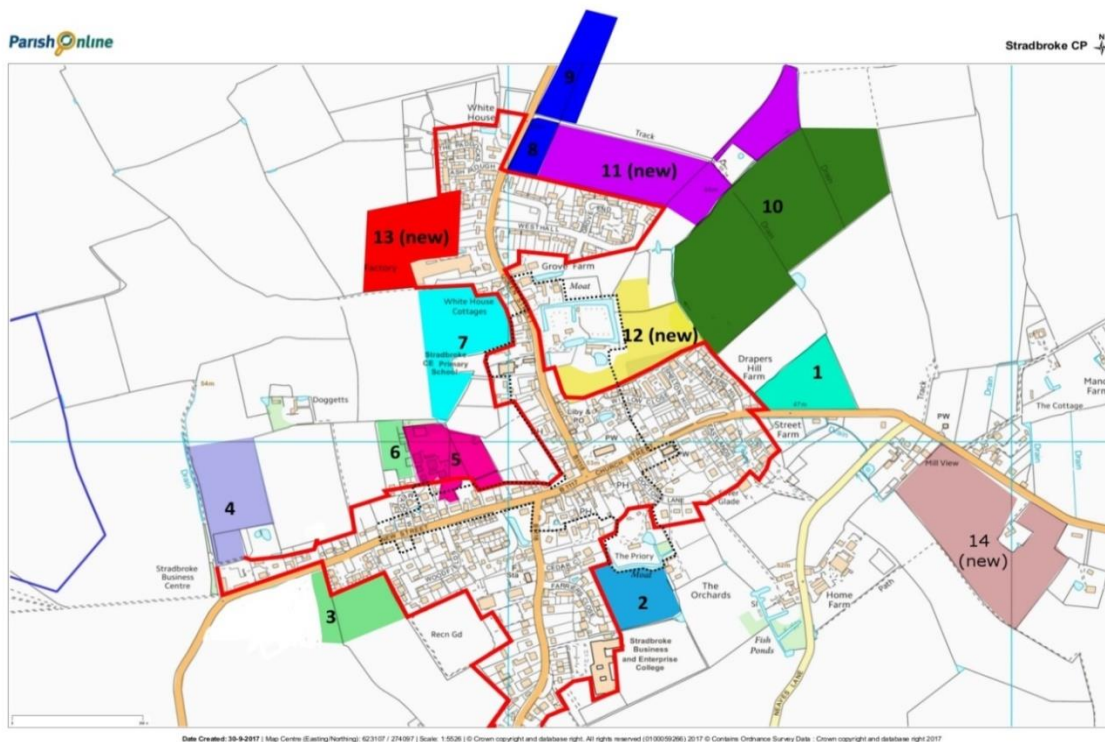
| | | | |
|---------------|---------|----------------------------|------------------|
| Site 1 | 32 – 45 | Site 7 | 30 – 82 |
| Site 2 | 25 – 35 | Total: | 130 – 222 |
| Site 3 | 43 – 60 | Granted permissions | 51 |

The working group considered the Ministerial statement of local housing need of September 2017 alongside the development aspirations of MSDC and concluded this potential housing yield met both objectives whilst leaving scope for flexibility in drafting local policy around density, tenure type, and scale subject to viability. The working party noted that the ministerial statement is not yet planning policy and MSDC may choose to apply its higher housing numbers through an alternative strategy. It should be noted that lower housing numbers quoted would bring less opportunity to secure infrastructure but would also place less pressure on services whilst higher housing number may increase pressure on services but could secure potential wider community benefits.

The working group partly also considered the spatial arrangement of these sites and, as can be seen from the map, this grouping helps to maintain a balanced feel to the village and its distinctive crossroads shape, while both densifying and building out from the centre. Yet, also gradually widening the village along the east/west axis.

A final consideration was the primary school capacity. All the above yields are accounted for in Suffolk Council’s education needs modelling.

The following map shows the sites put forward by landowners and considered by the Neighbourhood Plan working party and Stradbroke Parish Council.



Appendix 1



Stradbroke Parish Council

Stradbroke Neighbourhood Plan

Site Allocations Survey Analysis

31st October 2017



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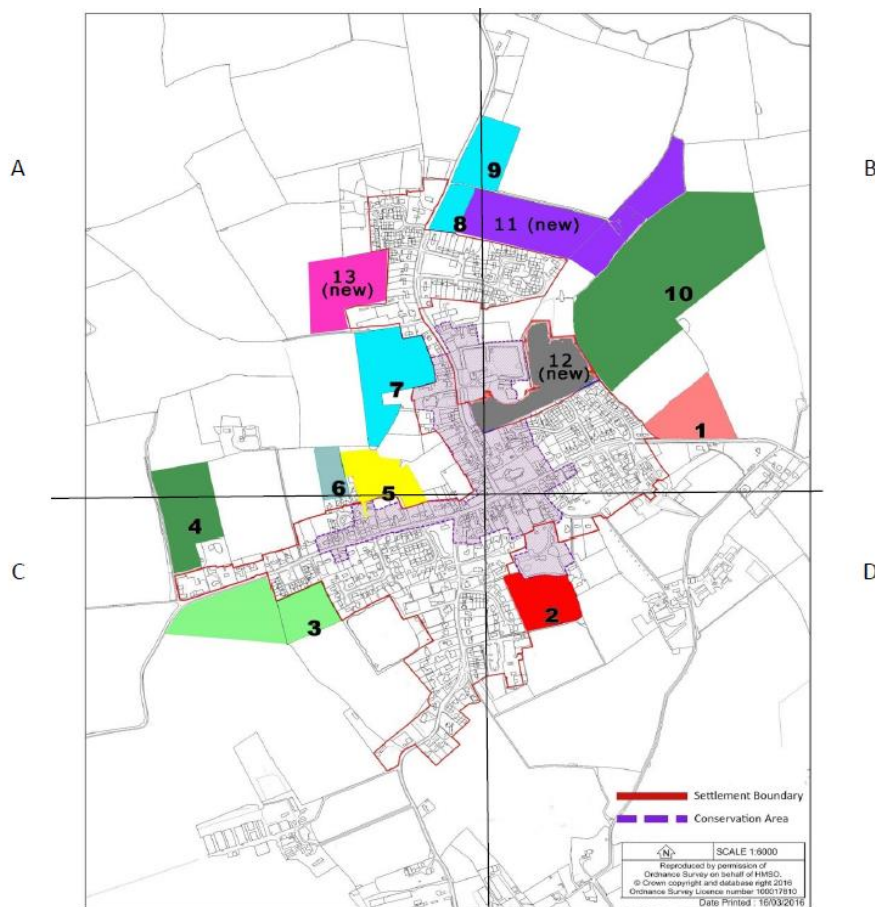
1 INTRODUCTION

- 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 17th and 19th 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 10th 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 |
|----------|-----------|------------|------------|-----------------------------|----------------------------|
| A | 37 | 305 | 139 | 12.1% | 26.6% |
| B | 38 | 379 | 177 | 10.0% | 21.5% |
| C | 30 | 405 | 182 | 7.4% | 16.5% |
| D | 17 | 319 | 124 | 5.3% | 13.7% |
| E | 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 |
|------------|---------|-----|----|---------|-------|-------|-----------|
| Q2 | Site 2 | 83 | 23 | 26 | 62.9% | 17.4% | 19.7% |
| Q3 | Site 5 | 63 | 40 | 29 | 47.7% | 30.3% | 22.0% |
| Q4 | Site 6 | 62 | 43 | 27 | 47.0% | 32.6% | 20.5% |
| Q5 | Site 7 | 57 | 45 | 30 | 43.2% | 34.1% | 22.7% |
| Q6 | Site 8 | 55 | 49 | 28 | 41.7% | 37.1% | 21.2% |
| Q7 | Site 9 | 48 | 55 | 29 | 36.4% | 41.7% | 22.0% |
| Q8 | Site 12 | 49 | 56 | 27 | 37.1% | 42.4% | 20.5% |
| Q9 | Site 13 | 50 | 53 | 29 | 37.9% | 40.2% | 22.0% |
| Q10 | 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 |
|------------|---------|-----|----|---------|-------|-------|-----------|
| Q11 | Site 4 | 78 | 24 | 30 | 59.1% | 18.2% | 22.7% |
| Q12 | 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 |
|------------|---------|-----|----|---------|-------|-------|-----------|
| Q13 | Site 3 | 73 | 29 | 30 | 55.3% | 22.0% | 22.7% |
| Q14 | Site 4 | 47 | 50 | 35 | 35.6% | 37.9% | 26.5% |
| Q15 | Site 10 | 32 | 72 | 28 | 24.2% | 54.5% | 21.2% |
| Q16 | 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 |
|------------|--------|---------|---------|---------|---------|---------|--------|--------|
| Q17 | 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)'

| | | | |
|------------|---------|----|-------|
| Q18 | Yes | 81 | 61.4% |
| | No | 15 | 11.4% |
| | Skipped | 36 | 27.3% |

| | | | |
|------------|---------|----|-------|
| Q19 | Yes | 73 | 55.3% |
| | No | 22 | 16.7% |
| | Skipped | 37 | 28.0% |

| | | | |
|------------|---------|----|-------|
| Q20 | 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 |
|--------------|--------|--------|--------|--------|--------|--------|---------|---------|--------|
| Q2-Q9 | 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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Appendix 2

| Criteria/Site | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|--|-----------|-----------|-----------|----------|-----------|-----------|-----------|-----------|----------|----------|----------|-----------|----------|----------|
| 1. Developer Control | 3 | 1 | 3 | 0 | 1 | 3 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| 2. Crossroads focal point | 3 | 3 | 3 | 0 | 3 | 3 | 3 | 3 | 0 | 0 | 0 | 3 | 0 | 0 |
| 3. Well connected to village centre | 3 | 3 | 2 | 0 | 3 | 3 | 3 | 2 | 0 | 0 | 0 | 3 | 0 | 0 |
| 4. Mitigate/reduce car dependency | 2 | 2 | 2 | 0 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 2 | 0 | 0 |
| 5. Low impact on Queen St bottleneck | 2 | 2 | 2 | 0 | 2 | 2 | 3 | 1 | 0 | 0 | 0 | 1 | 0 | 0 |
| 6. Positive viability esp infrastructure | 3 | 3 | 2 | 0 | 2 | 3 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| 7. Assists schools | 2 | 2 | 2 | 0 | 2 | 2 | 3 | 2 | 0 | 0 | 0 | 2 | 0 | 0 |
| 8. Does not rely on open drainage | 1 | 1 | 3 | 0 | 1 | 2 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| SCORE | 19 | 17 | 19 | 0 | 16 | 20 | 23 | 11 | 0 | 0 | 0 | 13 | 0 | 0 |

Scoring Key

0 = Does not meet criteria

1 = Meets this criteria in some ways

2 = Meets this criteria in many ways

3 = Meets this criteria fully

Full Criteria:

| |
|--|
| 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 |
| 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 |
| 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 |
| 4. 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 |
| 5. The site has a low impact on the established Queen 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 Queen Street and encourage further site use and growth. |
| 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 |
| 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 |
| 8. The site does not rely on open drainage as a means of surface water control unless that open water can be adopted by Utility 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. |

Appendix 3

| Neighbourhood Plan Working Group Summary of Meeting 1/11/17 | | | | | | | | |
|---|----------------------------------|---|---------------------------------------|--|---|----------------|--|--------------------------------|
| NP Site | Potential dwellings as per AECOM | Points scored against allocation criteria | Availability | Deliverability | Sustainability | Public Support | Summary and Comments | Site recommended for inclusion |
| 1 | 32 - 45 | 19 | Landowner confirms site is available. | Land in single ownership. No ransom strips. | Flood risk at one end of site. | 50.8% for | Permissive path not an issue. Close to electricity connections. Will require sewer upgrade. Cabling will need to be underground. On a slope, takes drainage from other sites - may require a swale. | Yes |
| 2 | 25 - 35 | 17 | Landowner confirms site is available. | Land in single ownership. Ransom strip exists from Farriers Close. | Ransom strip is owned by developer of Farriers Close. | 62.9% for | MSDC Propose 30 dwellings as per their assessment. School may not require land. A public footpath across school grounds was shown on the masterplan in error, public access is not possible, however a gate for pedestrian entrance to the school site for staff and pupils may be acceptable. Close to electricity connections. Requires a sewer upgrade. Possible flood issue since the development of Farriers Close. | Yes |
| 3 | 43 - 60 | 19 | Landowner confirms site is available. | Land in single ownership. No ransom strips. | No footway to site will need to be included. | 55.3% for | There will be a cost involved in community land extension, this will be higher than existing use but lower than development land - this will lead to a trade off at the high density end of site. Close to electricity connections. Requires a sewer upgrade and an additional footpath/pavement. No swale required as owner owns surrounding land for drainage purposes. | Yes |

Appendix 3

| NP Site | Potential dwellings as per AECOM | Points scored against allocation criteria | Availability | Deliverability | Sustainability | Public Support | Summary and Comments | Site recommended for inclusion |
|---------|----------------------------------|---|--|---|--|----------------|---|--------------------------------|
| 4 | n/a | 0 | Landowner and/or agent confirms land is available. | Dual Ownership. Current Site access deemed inadequate. | AECOM assessed site suitable for business use only | 37.9% against | Not evaluated as landowner has not proposed residential development. | No |
| 5 | 36 - 50 | 16 | Landowner confirms site is available. | Ransom strip for access to Meadow Way. Current access of New Street inadequate. | Access to the site will need to be either via Meadow Way or site 7 | 47.7% for | MSDC propose 50 dwellings as per their assessment. Development can not start tomorrow, no direct access to the site. Access would be via a ransom strip or via another site. Ransom could affect full contribution. Close to electricity connection, requires upgrade to sewer. May require swale or agreement with neighbouring landowners for drainage. | No |
| 6 | 17 - 23 | 20 | Landowner confirms site is available. | Land in single ownership. No ransom strip. | Site has right of way onto Meadow Way | 47% for | MSDC propose 5 dwellings as per their assessment. Close to electricity connections. Requires sewer upgrade. Site has ditch running along one boundary for drainage but landowner does not own land on other side of ditch - could be a possible issue for drainage. May not be able to deliver affordable housing requirement | No |
| 7 | 58 - 82 | 23 | Landowner confirms site is available. | Land in single ownership. No ransom strip. | Access road (Mill Road) will need to be reviewed. | 43.2% for | MSDC propose 30 dwellings - however their assessed area is different to that assessed by AECOM. Mill Road is an adopted road. A pavement will need to be added to Mill Road. Offering land to Primary School, together with a footpath to Queen Street. Close to electricity connections. Requires sewer upgrade. Landowner owns the surrounding land so drainage not an issue. | Yes |

Appendix 3

| NP Site | Potential dwellings as per AECOM | Points scored against allocation criteria | Availability | Deliverability | Sustainability | Public Support | Summary and Comments | Site recommended for inclusion |
|---------|----------------------------------|---|---|---------------------------------------|--|----------------|---|--------------------------------|
| 8 | n/a | 11 | No confirmation received that land is available | Land in multiple ownership. | Half of site outside 30mph zone - would require extension of zone. | 41.7% for | Land in multiple ownership. Will require a staggered junction with Ash Plough. There is a road that separates the site from neighbouring site. Half of site outside 30mph - extension of zone would be required. Not close to electricity connections, UK Power Networks have advised against development off the spur, would require a sewer upgrade. Isolated site for drainage purposes. | No |
| 9 | n/a | 0 | No confirmation received that land is available | Land in multiple ownership. | outside of 30mph zone | 42.4% against | Outside of 30mph zone, away from settlement boundary. Cannot connect to neighbouring site due to private road that runs the between them. Not considered a suitable site. | No |
| 10 | n/a | 0 | Landowner confirms site is available. | No comment received on deliverability | AECOM assess site as unsuitable for development | 54.5% against | AECOM rejected site. No connectivity to village. Not considered a suitable site. | No |
| 11 | n/a | 0 | Landowner confirms site is available. | Land in multiple ownership. | AECOM deem part of site unsuitable. Highways have concerns over access from Westhall and no access available via Queens Street | 55.3% against | No adequate access to site. Road at Westhall would need to be widened, there is evidence that request for this would be rejected as Landowner is proposing area as a designated green space. The site as submitted cannot be delivered as not in single ownership. Not close to electricity connections, UK Power Networks have advised against development off the spur. Not considered a suitable site. | No |

Appendix 3

| NP Site | Potential dwellings as per AECOM | Points scored against allocation criteria | Availability | Deliverability | Sustainability | Public Support | Summary and Comments | Site recommended for inclusion |
|---------|----------------------------------|---|--|--|--|------------------------------|---|--------------------------------|
| 12 | 59 - 71 | 13 | Agent confirms land is available. | Land in multiple ownership. As many as 3 ransoms strips to the land. | AECOM feel swale will be required for surface drainage. Access would need to be gained via 1 or 2 ransom strips. | 42.4% against | Confirmation that land is available received from agent 1st November 2017. 2 possibly 3 ransom strips. If accessed via Grove Farm may require geometric realignment of road access. Requires sewer upgrade. Close to electricity connections. Will require a swale. Not considered a suitable site. | No |
| 13 | n/a | 0 | Landowner and agent state land not available for housing | Landowner confirms preferred use of land is for commercial purposes | AECOM assess site as unsuitable for development but possibly suitable for commercial use. | 40.2% against housing | Landowner has confirmed that land is not proposed for residential development, therefore site was not evaluated. | No |
| 14 | n/a | 0 | Landowner confirms site is available. | No assessments have been undertaken - late submission | | not included in consultation | This site was submitted after the public consultation events. No assessment of the site has been carried out. It was agreed that this site would be discounted because it is clearly separate from the settlement boundary and the built-up area generally. This site is considered to be unsustainable, particularly in light of the fact that there are sufficient sites to address our requirements in more sustainable locations. | No |