

Stradbroke Neighbourhood Plan
(the Plan)
2016 - 2036

Version 3.1

Conclusions from
Initial High-level Scoping Review

Undertaken: June - September 2024

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1. Recommendation

The Steering Group recommends that the Parish Council approves a full review of all policies in accordance with Table 3, including the removal of policy STRAD17, and that investigations take place on producing a Design Code plus possible new policies in the following areas recommended by LUC:

- 1.1. Encouraging more wildlife-friendly designs, e.g. incorporation of swift boxes and hedgehog fencing into built development.
- 1.2. Make sure SuDS are designed to be more wildlife-friendly.
- 1.3. Use of energy efficient fittings (e.g. windows) in listed buildings.

2. Summary

- 2.1. In June 2024, the Parish Council resolved to review the Plan with the assistance of a consultant and appointed Chris Bowden and Navigus to work with the Parish Council on the review. In July 2024, Chris Bowden informed the Council that he was leaving Navigus and joining another company. The Parish Council resolved in August 2024 that the project would be moved to LUC, with Chris Bowden as the lead.
- 2.2. A high level scoping review of the existing Plan and its policies has been undertaken to determine whether any of the policies in the plan remain relevant or require amendment and whether any new policies are required.
- 2.3. An ambitious housing target was included in the Plan when it was initially drawn up and the Parish Council believes that this target is still relevant at this review point and no further sites are required. However, it must be noted that Mid Suffolk District Council (MSDC) are yet to release indicative housing targets.
- 2.4. The Plan needs to be brought up to date to reflect references to the Babergh & Mid Suffolk Joint Local Plan Part 1 (JLP) and the new National Planning Policy Framework (NPPF) to enable it to achieve the Basic Conditions of:
 - 2.4.1. Having regard to national policies and advice contained in guidance issued by the Secretary of State.
 - 2.4.2. The policies in the Neighbourhood Plan Review must be in general conformity with the strategic policies in the development plan. These are policies SP1-SP10 in the Joint Local Plan Part 1 (JLP1).
 - 2.4.3. Policies can conflict with the 'LP' policies in JLP1 provided there is justification and appropriate evidence to do so. It would be a pragmatic approach to review the LP policies and see if these enable the NP Review to meet its objectives.
- 2.5. The policies were reviewed and it was agreed that the all bar one of the policies currently remain relevant and should be retained and brought up to date to comply with the basic conditions, the one policy that can be removed is:
 - 2.5.1. STRAD17 - Land South of New Street as it has been built out.
 - 2.5.2. Further policies may be recommended for removal further into the process.
- 2.6. Table 3 highlights what changes may need to be made to ensure that the remaining policies achieve the basic conditions.
- 2.7. There is a recommendation to amend the final sections. Infrastructure Investment can be replaced with referenced to the Parish Infrastructure Investment Plan and MSDC policies and Infrastructure Delivery Plan.

3. History of the Plan

- 3.1. The Plan was made in March 2019.
- 3.2. Section 12 of the Plan contains a requirement for a formal review to be undertaken every 5 years and that development would be regularly monitored.
- 3.3. When the Plan was drawn up the Parish Council included an ambitious housing target, exceeding the 184 target suggested by MSDC at the time.
- 3.4. The overall housing target in the plan was shown as a range from 219 to 259.
- 3.5. Policies for how current businesses could expand were also included in the Plan.
- 3.6. At the time the plan was made there were approximately 650 dwellings in Stradbroke, therefore the minimum target of 219 provided an increase of around 33%, with the upper target of 259 being an increase of approximately 40%.
- 3.7. Suffolk County Council indicated that a maximum of 250 dwellings was required for the lifetime of the plan to ensure the future of the existing primary school in the village, without a new school being required.
- 3.8. The plan referenced the emerging JLP as it stood at the time and reflected the NPPF current at the time and other guidelines.
- 3.9. In the emerging JLP, a housing target for Stradbroke was set at 282 and this reflected the permissions granted but not yet build out and sites included in Neighbourhood Plans. However, this figure included a double count of a site of 44 homes (Grove Farm) which already benefited from a granted outline permission but was also included as a development site in the Plan (Policy STRAD19) and therefore counted twice by MSDC in the draft housing target. As housing targets for individual parishes were not included in final adopted JLP Part 1, the figure was not contested or corrected at the time.

4. Key consideration of the review

- 4.1. In accordance with Planning Practice Guidance the Plan must set out the period for which it is to have effect and in which the policies remain in force. This is only possible if the policies remain up to date with the NPPF.
- 4.2. The Plan requires that a review is carried out at least every 5 years; the first review is now due.
- 4.3. The first consideration for the Parish Council is to identify which policies need updating and how.
- 4.4. The JLP Part 1 was adopted in November 2023 and runs from 2018 to 2037. The Parish Council should consider whether to bring the current Plan term in line with the JLP.
- 4.5. Since the Plan was made there have been a number of new acts and updates to legislation, for an example the NPPF is under review, the Levelling-up and Regeneration Act 2023 and the Environment Act 2021 – which introduces biodiversity net gain. Some of these will already be covered by the JLP; however the Parish Council will need to determine whether any of the existing policies or supporting text needs to be updated to reflect these changes.

- 4.6. MSDC are currently working on Part 2 of the JLP. Part 2 will include a review of the both the settlement hierarchy and the settlement boundaries. It will also include allocations for housing, open spaces and sites for the travelling community. Housing allocations in Neighbourhood Plans will be included in the allocations in Part 2. The Parish Council received a request from a resident that the settlement boundary should be updated as part of the review. The Steering Group has been tasked with reviewing this request and will make a recommendation on this in the final draft of the reviewed Plan to the Parish Council.
- 4.7. The review process is identical to the process followed when the Plan was first made:
- 4.7.1. Determination of the scope of the review
 - 4.7.2. Devise/amend policies – consulting the public
 - 4.7.3. Policy and supporting text revisions
 - 4.7.4. Regulation 14 consultation – 6 weeks (pre-submission to MSDC)
 - 4.7.5. Review consultation responses and prepared submission version for MSDC.
 - 4.7.6. Regulation 16 consultation – 6 weeks undertaken by MSDC.
 - 4.7.7. Examination and then, if required, referendum

5. Housing target and current position

5.1. An up to date housing target is awaited from MSDC following proposed changes to NPPF, the Steering Group is currently working on the assumption that no further sites will be required.

5.2. Summary of development to date:

Table 1: Summary of development to date

NP Policy Ref	No.	Detail
Windfall	37	Development applications approved within settlement boundary – see details in paragraph 5.3. below
STRAD15	28	Outline granted, reserved matters under consideration
STRAD16	1	1 dwelling built
STRAD17	60	Development nearing completion – houses for sale or occupied
STRAD18	80	Outline granted
TOTAL	206	
STRAD16	Up to 34	Remainder of site designated in Plan – no current applications
STRAD19	44	Full planning application currently under consideration

5.3. Windfall development in the Plan area since 2016 is as follows:

- a) The sites included in the table below are applications for dwellings which have been granted permission since 2016 in the parish during the period of the plan.
- b) An application for 4 dwellings granted permission in 2008 (2521/08) was deemed commenced in 2023 (DC/23/02691) and remains extant. Site is being offered for sale with old buildings demolished, no new development started and one remaining underground fuel tank needing to be removed.
- c) Also under development since September 2010 are 2 x 3 bed detached houses and 1 x 4 bed detached house under reference 3142/09 (Maple Close), none are yet completed. Once finally completed all will add to the overall gain in dwellings in the Parish during the Plan period.

Table 2: Windfall development since 2016

MSDC Ref	Site Address	Date of Approval	Net dwellings gained
0069/16	Westland House	03/03/2016	1
0068/16	5 Meadow Way	10/03/2016	1
2141/16	Summer Place, Battlesea Gn	03/08/2016	1
2980/16	Land at the Paddocks	23/09/2016	1
1000/17	Neaves Cottage, Laxfield Rd	15/04/2019	1
0310/17	White House Cottages	13/03/2017	1
DC/17/06203	Peacock Close	18/05/2018	6
DC/18/02621	Plot 1, Hillcrest, New St	10/08/2018	1
DC/18/03643	The Oaks, Drs Lane	15/10/2018	1
DC/18/02634	15 Woodfields	16/10/2018	1
DC/19/00853	Oak Cottage	27/02/2019	1
DC/20/02918	Tarquin Barn, Neaves Lane	23/09/2020	1
DC/20/03143	Stradbroke Antiques	16/11/2020	1
DC/20/04570	Havensfield Farm	24/12/2020	1
DC/22/02835	Bullocks Hill Farm	16/09/2022	2
DC/22/03191	Foxgrove (garden of)	30/09/2022	2
DC/22/04747	Home Farm, Neaves Lane	17/11/2022	1
DC/22/04791	Home Farm, Neaves Lane	17/11/2022	1
DC/23/00444	Grove Farm House	16/07/2024	1
DC/22/05708	Veldon, Wilby Rd	12/01/2023	1
DC/23/00649	Mulberry Lodge, Laxfield Rd	03/04/2023	1
DC/23/02920	East of Shirley, Wilby Rd	20/09/2023	1
DC/24/01456	Barley Green Farm	26/06/2024	1
Total			30
2521/08	Old Garage, Queen St	2008 / 2023	4
3142/09	Maple Close Plots 1-3	12/10/2009	3
Total	Including 2521/08 & 3142/09		37

5.4. Update on sites allocated in the plan:

5.4.1. POLICY STRAD15: LAND NORTH OF LAXFIELD ROAD

- a) Outline planning permission was granted on 13/07/21 under planning ref DC/19/01343 for 28 dwellings. Reserved matters application DC/23/01254 is currently under consideration.

5.4.2. POLICY STRAD16: LAND EAST OF FARRIERS CLOSE

- a) The site owner submitted a planning application on 24/12/19 for a single dwelling on a small part of the overall site (DC/21/02839). Planning permission was refused by Mid Suffolk District Council but permitted on appeal. The planning inspector noted during the appeal that the plan did not specifically state that development on an allocated site could not be build out one house at a time, nor that the site should only be accessed via Farriers Close. (*Appeal reference: 3252364*)

- b) A section 73 application to remove the footpath condition was refused and an appeal dismissed. The footpath site has been identified and approved by Mid Suffolk District Council (DC/22/04792). (*Appeal reference: 3287243*)

5.4.3. POLICY STRAD17: LAND SOUTH OF NEW STREET

- a) Permission for 60 dwellings was granted 19/07/21 including 35% affordable housing (DC/20/05917).
- b) Construction work is nearing completion – land transfer yet to be completed.

5.4.4. POLICY STRAD18: LAND SOUTH OF MILL LANE [Road] (WEST OF QUEENS STREET)

- a) Outline planning application (DC/20/05126) – granted 16/8/24: for up to 80 homes including 20% affordable housing, a car park for the primary school and land set aside for a new early years setting.

5.4.5. POLICY STRAD19: LAND AT GROVE FARM

- a) This site was included in the Plan as the site already benefitted from a detailed prior full planning consent 4005/14 which remained extant at the time the Plan was made. This permission has now lapsed.
- b) The site has now come forward with a new full planning application ref: DC/21/04377 for 42 dwellings and 2 barn conversions and a decision is pending.

6. Individual Policy review

6.1. Table 3 below shows the outcomes of the review of individual policies in the plan:

Table 3: Policy Review

Policy No	Amendment required?	LUC commentary	Evidence Base	Relevant JLP1 policies
Vision	No	Review if particular new issues arise	Re-consult public	
Objectives	Yes	Objective PL6 Environment would benefit from being more closely aligned to Environment Objective vi of the JLP, by incorporating a focus on reducing the drivers of climate change, and adding reference to carbon neutrality.	Re-consult public	Environment Objective, specifically vi.
STRAD1 Development Strategy	Yes	The policy will need to be updated to remove reference to sites that have been built out or are under construction (and will therefore be built out). The policy does not, on the face of it, conflict with JLP policy SP03, which notes that 'new housing development will come forward through...allocations in made Neighbourhood Plans...' However, it is still unclear whether	Annual monitoring report of planning taken from MSDC online portal. Relevant appeal decisions.	Policy SP03 – The sustainable location of new development Policy LP07 – Community-led and rural exception housing

Policy No	Amendment required?	LUC commentary	Evidence Base	Relevant JLP1 policies
		<p>Stradbroke will be required to deliver more housing under JLP Part 2.</p> <p>The policy wording regarding development inside/outside the settlement boundary would benefit from tightening up. A review of the settlement boundary may also be worthwhile to eliminate anomalies – it is understood that this may be done separately as part of JLP2, although the NP Review may be able to inform this.</p> <p>The incorporation of rural exception sites could broaden the scope of the policy, and align with JLP policy LP07.</p>		
STRAD2 Design Principles	Possible update required	The Neighbourhood Plan policy does not conflict with the JLP policy. The Neighbourhood Plan policy could have most impact if supported by work on design codes or on locally specific space standards (can be undertaken as part of direct support from Locality). It will be important to review whether recent developments have retained or enhanced the character of Stradbroke.	<p>Possibly locally specific design codes and space standards.</p> <p>Review of recent developments.</p>	Policy LP24 - Design and Residential Amenity
STRAD3 Housing Mix	Yes	<p>Policy STRAD3 must reflect the latest update of the Strategic Housing Market Assessment (unless significant local evidence indicates an alternative). Policy should make reference to mix of tenures, sizes, and types of housing.</p> <p>Further to this, the supporting text of the policy will need to update the overall profile of affordable housing population over the Plan period to 22.7%.</p>	<p>Stradbroke Housing Needs Survey 2021</p> <p>The Strategic Housing Market Assessment (SHMA) evidence update (January 2019)</p>	<p>SP01 – Housing Needs</p> <p>SP02 – Affordable Housing</p>
STRAD4 Utilities Provision	No	Reflect moratorium and issues underpinning it in the supporting		Policy LP26– Water resources

Policy No	Amendment required?	LUC commentary	Evidence Base	Relevant JLP1 policies
		text. Delete reference to gas in supporting text.		and infrastructure
STRAD5 Flood Mitigation	Possible update required	The policy could identify specific local areas where there are problems. Will potentially need more local evidence.	Specific areas where flooding has been a problem (as some parts of the village are at some risk of surface water flooding)	Policy LP27 – Flood risk and vulnerability
STRAD6 Education and Health Infrastructure	Possible update required	To add reference to the Councils' Infrastructure Delivery Plan.	Babergh and Mid Suffolk Infrastructure Delivery Plan (2019 – 2036)	LP31 - Health and Education Provision
STRAD7 Community Infrastructure	Possible update required	To add reference to the Councils' Infrastructure Delivery Plan. There is the potential to identify if there are other community needs which should be specifically identified in the policy.	Babergh and Mid Suffolk Infrastructure Delivery Plan (2019 – 2036)	LP30 - Managing Infrastructure Provision
STRAD8 Highway Access and Pedestrian Movement	Possible update required	Could make reference to highway safety as stipulated in Policy LP29 of the JLP. Important to reference the latest traffic surveys.	SCC data for ETRO in Eye and data from cemetery monitoring point	Policy LP29 - Safe, Sustainable and Active Transport
STRAD9 Parking Provision	Possible update required	Update the text to reference the 2023 Suffolk Guidance for Parking. Review the parking on new developments. Is it working?	Suffolk Guidance for Parking (updated Oct 2023)	Policy LP29 - Safe, Sustainable and Active Transport Policy LP03 - Residential Extensions and Conversions Policy LP04 - Replacement Dwellings and Conversions
STRAD10 Local Green Spaces	No			

Policy No	Amendment required?	LUC commentary	Evidence Base	Relevant JLP1 policies
STRAD11 Historic Environment & Design	Possible update required	Are there are heritage assets which are not nationally listed but would benefit from being locally listed?		Policy LP19 - The Historic Environment
STRAD12 Light Pollution	Yes	Update text with the most recent Guidance Note 1 for the reduction of obtrusive light 2021	Guidance Note 1 for the reduction of obtrusive light 2021	Policy LP15 - Environmental Protection and Conservation
STRAD13 Employment Sites	Possible update required	It would be worth reviewing the current employment sites to understand their future potential and needs (possibly including interviews with owners). This would help to reduce the potential for loss of employment or, equally, to explore the opportunity to maximise the potential from under-utilised employment sites. Could tighten the policy to make reference to specific use classes as opposed to just 'commercial premises'.	Find planning refs that used STRAD13 to request that applicant make changes. Review of existing employment activities and possible interviews with owners.	SP05 – Employment Land
STRAD14 Retail Provision	Possible update required	Needs to be updated to reflect the amended Use Classes order. Also, in light of the widening of permitted development rights for change of use of retail units, there may be merit in exploring policy options which encourage retail activity.		
STRAD15 Land North of Laxfield Road	No	Site allocation should remain in the plan until the scheme has reserved matters consent and it has been commenced. Reference will need to be made to the scheme with outline permission.	Reserved matters: DC/23/01254 Outline: DC/19/01343	
STRAD16 Land East of Farriers Close	Possible update required	Any commentary regarding the site's current development status will need to be regularly updated, especially if further development occurs.	DC/21/02839 DC/22/04792 Assess potential for vehicular	

Policy No	Amendment required?	LUC commentary	Evidence Base	Relevant JLP1 policies
		<p>Alternative access points to be considered / if provision of vehicular access from Farriers close is the preferred route, this should be explicitly justified.</p> <p>Important to update the policy to require a comprehensive development proposal to come forward unless there is clear justification not to do so.</p>	access from Doctor's Lane via driveway (from Google Streetview assessment there appear to be issues of potential to expand driveway and safety of access/egress at junction of Doctor's Lane and Church Street).	
STRAD17 Land South of New Street	Remove	Site is under development so will need to be removed as an allocation. It can be referred to and the Policies Map should show it as a development.	DC/20/05917	
STRAD18 Land South of Mill Lane	No	A reserved matters application still needs to be submitted and approved, the S106 agreement signed, and work commenced on the site. The allocation should remain in the plan until this point. At this stage it is not thought necessary to amend the boundary of the allocated site (which would also require amendment of the policy to reflect the 80 dwellings permitted). We will consider this further.	DC/20/05126 Review with BMSDC officers as to whether boundary and quantum of development should be amended.	
STRAD19 Land at Grove Farm	Yes	Update application references and ensure that the affordable housing requirement is reinforced in line with the initial approval.	DC/21/04377 4005/14	
Infrastructure Investment	Yes	Make reference to the 2024 Parish Infrastructure Investment Plan (PIIP). Also make reference to the wording of JLP LP32, which details that applicants must follow the Infrastructure Delivery Plan and	PIIP has been consulted on and is reviewed annually.	LP32 - Developer Contributions and Planning Obligations

Policy No	Amendment required?	LUC commentary	Evidence Base	Relevant JLP1 policies
		Infrastructure Funding Statements approved by the Councils.		
Community Actions	Yes	Remove parking and highway enforcement – no longer a police matter therefore PCSO funding would not help. Change wording on ACVs to something more general.	Re-consult public.	