

STRADBROKE PARISH COUNCIL – UPDATE ON SITES INCLUDED IN THE NEIGHBOURHOOD PLAN

Stradbroke Parish Council (SPC) supports the current delivery of all sites in the made Neighbourhood Plan (SNP) as set out in BMSDC draft Local Plan and as subject to the Local Plan Sustainability Appraisal Scoping document (SA). It adds the lapsed consented site, Grove Farm (STRAD19), to the list of sites for SA review as agreed with Mid Suffolk (see **Appendix 1**).

SPC submits appended to the response two documents by Bailey Venning Associates:

1. A review document to support the Local Plan allocation quantum and distribution for Stradbroke. (see **Appendix 2 A**)
2. A detailed proposal for amending the SNP policy site to achieve a viable and deliverable outcome. (see **Appendix 2 B**)

SPC qualifies its support with concerns about potential policy compliance and conflict about one site, Grove Farm. Specifically, access, permeability, landscape and heritage matters arise as issues.

In relation to NPPF 2019 para 102: *“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed;”*.

Queens Street B1118 is part of the SCC transport network and a lorry route as defined on the SCC Lorry Route map. (see **Appendix 3**)

Emerging Infrastructure policy SP08 “Infrastructure provision” states:

“When making planning decisions, regard will be given to a core list of infrastructure constraints identified within the Council’s infrastructure Delivery Plan (IDP) and the associated Joint Local Plan evidence base. Applicants are required to mitigate the additional impacts their development will place on infrastructure.”

The IDP, p.71 states:

5.2.10 *The key transport issues for Mid Suffolk are:*

- *A14 Strategic route improvements*
- *A140 and A1120 junction enhancements*
- *Cycle network improvements / pedestrian improvements*
- *Eye roundabout local road enhancements*
- *Haughley railway junction improvements*
- *Ipswich Northern Route – Suffolk County Council is proposing three potential routes connecting the A14 to A12 were: an ‘inner’ corridor from Claydon to Martlesham; a ‘middle’ corridor from Claydon to Woodbridge; or an ‘outer’ corridor from Needham Market to Melton.*
- *Local access to key services*
- *Lorry management*

The SNP forms part of the Council’s development plan for the area. The policies of the NP will help determine the application. There is a SNP transport policy. There have been significant changes since 2018 around transport issues and a very significant intensification of highway use. SPC has commented on these in its Reg 18 Local Plan response and provides further evidence in its wider SA response. By the above tests, Grove Farm cannot arguably avoid harm nor can it mitigate itself in

relation to highways issues from Queens Street. Merely providing a pedestrian crossing when there is no pavement is simply a sticking plaster (**see photo on page 7**).

However, SPC proposes a policy solution for the site access problem which has been tested and found developable and viable by Bailey Venning in the attached site development report (**Appendix 2B**).

In view of both the Venning reviews, SPC proposes changes:

1. To make that allocation sound in highways terms and compliant with NPPF and SNP policy.
2. To use a windfall area adjacent to the policy site as alternative access.
3. To make up a numerical deficit on consented policy site STRAD18, without having to add an additional large site to the plan to achieve this.

The SNP examiner identified and endorsed a “fundamental constraint” to development in Para 28 of her report of 270 homes. That figure or thereabouts must be kept to in order to maintain truly sustainable development in the village for the next 20 years.

(<https://www.stradbrokepc.org/neighbourhood-plan-documents>) The proposed above modification maintains development at existing quantum, and retains the settlement spatial strategy adopted in the NP.

POLICY STRAD15 / LA081: LAND NORTH OF LAXFIELD ROAD (approximately 32 to 45 dwellings)

1. Outline planning permission was granted on 7/8/19 under planning ref DC/19/01343 for 28 dwellings.
2. The Parish Council supported the application on 12/6/19 as follows:
Re: Planning Application DC/19/01343 - Land North of the Street IP21 5HY: Outline planning application (access to be considered) erection of 28no. dwellings and garages including creation of a vehicular access.

Stradbroke Parish Council considered this application at the council meeting on Monday, 10th June 2019.

Councillors voted to support this application subject to the requirements of the Stradbroke Neighbourhood Plan Policy STRAD15 being observed.

The Parish Council encourage the developer to discuss the site design with the Council.

3. Only guidance the Parish Council has on timescales at the current time is the correspondence received as part of the Neighbourhood Plan process (copy attached – **see Appendix 4**).
4. The Chair of the Stradbroke Community Land Trust (SCLT) has met with the landowner and he reports he is not decided on what do to about the site at this time.

POLICY STRAD16 / LA083: LAND EAST OF FARRIERS CLOSE (approximately between 25 to 35 dwellings)

1. The owner submitted a planning application on 24/12/19 for a single dwelling on a small part of the overall site. Planning ref: DC/19/05968 refers. A decision is pending.
2. SPC objected to this application on 19/1/20:
Re: DC/19/05968 - Land adjacent to West Winds, Doctors Lane, Stradbroke, Suffolk

Stradbroke Parish Council met on Monday, 13th January 2020 and discussed the planning application referenced above.

Parish Councillors noted that this planning application is for a small section of a much larger piece of land designated for development in the Stradbroke Neighbourhood Plan as part of Policy STRAD16. This application contravenes Policy STRAD16 and in particular the 6th bullet point that states that "access is provided via Farriers Close". Having considered the detrimental impacts this application will have on Policy STRAD16 of the Neighbourhood Plan, Councillors voted to REFUSE to support the application.

Councillors also noted a letter dated 5 August 2014 and submitted by Suffolk Highways for planning ref: 1652/14 which states the following:

"The proposed development is considered to be detrimental to highways safety as Doctor's Lane is considered to be unsuitable to serve additional development, having regard to the poor visibility of its junction with the B1117 highway, its lack of footway and its restricted single-track width with no available turning area. As such the proposed development is contrary to Policy T1 and T10 of the Mid Suffolk Local Plan 1998."

3. The only guidance SPC can presently offer on timescales is the correspondence received as part of the SNP process (copy attached – **see Appendix 4**). SPC does not expect this site to come forward early and it is not a pressing priority. It is expected to enable high school expansion in line with phased development and projected high school pupil yield in 12-15 years' time (Policies STRAD6 p.24, in addition referenced on p.39).

POLICY STRAD17 / LA082: LAND SOUTH OF NEW STREET (approximately between 34 to 60 dwellings)

1. Outline planning application was granted on 24/4/19 under reference: DC/19/00022 for up to 60 dwellings.
2. SPC supported the planning application as follows:
DC/19/00022 – *Outline planning application (access to be considered) Erection of up to 60no. dwellings. Land to the south of new Street, Stradbroke*
This planning application was considered at the Stradbroke Parish Council meeting on 11th February 2019.

Councillors voted unanimously to agree in principle this application but noted the following:

- *Any detailed planning application must fully comply with the Stradbroke Neighbourhood Plan Policy STRAD17 and any other Neighbourhood Plan policies relevant to this development.*
- *The Parish Council note that a full viability study on all sites in the Neighbourhood Plan was carried out as part of the Neighbourhood Plan preparation; the study demonstrates this site is capable of delivering 35% affordable housing.*

- *The Parish Council would welcome dialogue with the developer of this site.*
3. Agreement has recently been reached on the sale of the Land and the purchase is underway.
 4. During March 2020, the developer has contacted SPC with a view to holding a pre-application discussion/meeting.
 5. SPC is delighted to see a fully policy compliant proposal coming forward in a timely way with its requirement to deliver 35% affordable homes, additional community land and CIL funding.

POLICY STRAD18 / LA080: LAND SOUTH OF MILL LANE (WEST OF QUEENS STREET) (approximately 75 dwellings)

1. A development company has taken an option on the allocation site STRAD18 and a wider area of land in the same ownership (**see Appendix 5** – Register SK207634).
2. The development company has met with the Planning Committee of the Parish Council to discuss site options.
3. SPC discussed developer proposals for developing the enlarged site for a greatly increased number of dwellings – up to 110 - at a full Council meeting on 10th June 2019 and the following resolution was passed:
 - a. *That the Earlswood Homes site expansion proposal be rejected.*
 - b. *Any planning application submitted must, within reason, be compliant with Neighbourhood Plan Policy STRAD18. There is some flexibility in numbers due to the car park reduction from 3000sqm to 1000sqm size.*
 - c. *That the developer produces a [baseline] DAT viability appraisal for approximately 76 homes.*
4. A further pre-application meeting was in the process of being arranged when the COVID-19 situation arose and the meeting has yet to be scheduled.
5. SPC understands discussions have taken place with Suffolk County Council concerning drainage of the site. The intention was for the site to drain westwards. However, SPC understand SCC floods requires it must drain eastwards. This change will require a significant land take for a swale in addition to a policy land take for the school. The site was extensively consulted prior to the SNP examination with west draining function. The NPPF does require a sequential testing but in this case the site benefits are considerable. If the land requirement for the swales impacts adversely on the policy site and numbers, that evidence has not been seen.
6. SPC would like to understand why a west draining system cannot be justified in the unique circumstance of the site geography and the constraints on the Queens Street access point identified in the SNP.
7. SPC notes the developer has taken an option for 7ha. This is a much larger area than the proposed allocation. He thus has every incentive to try and build out the whole of the optioned land. SPC does wonder if its resistance to this wider intent has any bearing on the email response below, see point 10.

8. SPC states clearly that such an enlarged scale of development would negate the original highway mitigation for 80 homes and off street parking off Queens Street at the SNP identified pinch point of the highway, which was an original justification for allocating this site.
9. SPC also repeats it is not concerned with affordable housing on this site, and refers to the Venning review evidence that local area need is fully met by the Local Plan proposed allocations and the issues of unmet need cited in the recovered Long Melford appeal which the Sec. of State held to be crucial to allowing the appeal do not apply in this case to justify an enlarged site. *(Land off Station Road, Long Melford, Suffolk Application ref: DC/18/00606 S of S letter 1st April para 23-30).*
10. On **8/4/20** the developer commented as follows:
Thanks for the follow up.
With regards to the land south of Mill Lane, we are currently carrying out some of the surveys and investigations that would be needed to support a future planning application, so that we are ready to move ahead once viability and market conditions allow.
However, I should say that we are unlikely to make an application in the near future.
As you'll recall from our discussions with the Parish Council to date, we have to date been unable to achieve a viable scheme based on the current market and parameters in the Neighbourhood Plan. We are now faced with additional market uncertainty due to the current Covid-19 outbreak and, at this stage, we do not know to what extent this will affect prices and market activity generally.
As we've discussed, we ultimately want to be able to bring forward a scheme which not only delivers on the improvements for the school (and pre-school) but which also delivers some affordable housing to meet the needs of the village. Regrettably, this is not currently deliverable based on the 75-80 homes in the Neighbourhood Plan, and – until the impact of Covid-19 becomes clearer – we cannot confidently bring forward a deliverable planning application. The site remains suitable and available for development. It is just that our contractual arrangements with the landowners are such that we have time to pause until market conditions are clearer and until we have confidence that we can bring forward a viable and achievable scheme.
We would of course still welcome the opportunity to continue our discussions and work with the Parish on this site, so if there is scope for a conference or video call over the coming weeks, we would be open to this. However, clearly we would need some flexibility on the number of units if we are to be able to bring this site forward in the near future.
11. The Venning Policy review shows, irrespective of any reappraisal of Policy STRAD19 below, that Policy STRAD18 site is acceptable in meeting Local Plan housing need if it comes forward with 80 homes without any affordables.
12. Notwithstanding any reappraisal the Parish Council view is that any more homes than 80 will first overload the Queens Street pinch point and second risk the made NP by setting a precedent for over enlargement of the settlement within the plan lifetime. Maintaining sustainable growth is a key principle of the NP.

POLICY STRAD19: LAND AT GROVE FARM

1. This site was included in the SNP on the advice of MSDC as the site already benefitted from a detailed prior full planning consent. Ref: DC/14/4005 refers.

2. The application was granted on 24/03/2016; therefore the planning permission has now lapsed and falls to be determined by the SNP policies.
3. There is a risk the lapsed site will now conflict with the SNP policies in a significant way on access to the Queens Street pinch point.
4. If the access is reversed and achieved from the southern end of the site, the conflict falls away.
5. SPC notes that the site has been sold. The developer has purchased the consented policy site for full market value and has optioned additional land which is a rejected site for allocation SS0575 in 2019 SHELAA. Land Registry SK331934 (copy attached – **see Appendix 5**).
6. SHELAA 2019 site SS0575 is referenced below in **Additional Comments**.
7. SPC do not propose site SS0575 is allocated but that it serves as to enable access to the policy site. Site SS0575 must remain outside the redrawn settlement boundary. SPC reiterates its comments about potential overdevelopment if site SS0575 is allocated.
8. An initial meeting was held between the developer and the Chair of SPC's Planning Committee and the Clerk. No timescales for development were discussed.
9. A subsequent meeting was held between SCLT and Director of MSDC to discuss how such a proposal could work. The evidence to support a revised approach is attached in a summary note from Bailey Venning Consultants. *(NB there are two Bailey Venning reports attached as described on page 1 of this report. 1. Is for the general policy issues and 2. Is for the deliverability evidence for the alternative site access).*
10. The Local Plan process can support an amended Grove Farm access that entirely avoids highway issues on the Queens Street lorry route. The policy map can be amended to show the alternative access across the site exception site land SS0575.
11. Venning's work shows that the extended access road needed to connect to the policy site across site SS0575 can be funded by using the non-policy land as a windfall or exception site. This will allow both the landowner and the developer to gain a small return on the exception site land use. The land will then also bring forward affordable housing at up to 50% (Venning Grove Farm report refers).
12. On **9/4/20** the following comment was submitted by the developer:
"We are currently in the process of updating the consultants reports and plan to resubmit the same scheme within 8 weeks."

By this the developer means the lapsed scheme for 44 home with access off Queens Street.

13. The policy requirements of this site are:
Should delivery of this planning permission not be undertaken, alternative proposals will be supported subject to the following criteria:
 - it provides approximately 45 dwellings; and
 - it provides a mix of dwellings in accordance with Policy STRAD3; and
 - the design of dwellings is in accordance with the requirements of Policy STRAD2; and

- an appropriate drainage solution and management strategy is provided to serve the needs of the development in accordance with Policies STRAD4 and STRAD5; and
- it is served by a sustainable long term solution in respect of electricity provision in accordance with Policy STRAD4; and
- in order to protect the amenity of neighbouring properties and to provide an appropriate buffer with the open countryside, landscape buffers are provided on all boundaries of the site and, where relevant meet the requirements of Policy STRAD2; and
- the setting of the Conservation Area is preserved and, where possible, enhanced.

14. SPC notes that the objectives of the Neighbourhood Plan state (p.12):

PL3 Transport and Movement

Mitigate and manage critical highway pinch points and reduce travel by car or lorry within the village by improving internal connectivity and alternative travel options.

In addition, Policy STRAD8: Highways Access and Pedestrian Movement will need to be adhered to in any new planning application. Site allocation criteria no. 5 also refers. All documents relating to the SNP are published at: <https://www.stradbrokepc.org/neighbourhood-plan-documents>

15. SPC notes the original scheme was consented despite MSDC heritage and landscape reservations. Many of those issues remain. This is strengthened by the landscape and heritage buffer requirements in the SNP. Vehicular access to the site from Shelton Hill instead of from Queens Street can help design out these issues and create safe pedestrian and cycle permeability between Shelton Hill and Queens Street.
16. SPC also notes that Local Plan SA Objective 16 *“seeks to encourage sustainable methods of travel and gives consideration to congestions”*. This site falls to be determined under this criterion even if it is not an allocated site for the purposes of the SA.
17. If the proposed change of access is implemented, land otherwise to be used for an access road at the junction of Queens Street with the proposed site can be designed to be made safe and accessible for pedestrians and cyclists from the east side of Queens Street (see image below).



The pinch point on SCC defined lorry route B1118, Queens Street, Stradbroke. The Policy site Grove Farm site access is obscured by the white lorry. Note: road narrows and there is a single pavement. The red lorry is on the only pavement.

ADDITIONAL COMMENTS:

SPC are mindful that further demands on the village from development will have a cumulative severe highways impact as seen in the photo above. This impact will be added to by the Cranswick factory and lorry route issues noted separately in the SA consultation Appendix A ps.9-10. Unsustainable impact will also fall on identified infrastructure limitations set out in the SNP evidence base, and noted in the Stradbroke Neighbourhood Plan Examination report, in particular the primary school. However, due to the evidenced and unusual village utility capacities there may also be impacts on the whole community unless very high levels of investment are brought forward to remedy them, and there is no evidence that can or will happen.

Stradbroke is not on the gas grid. SPC investigated costs of connection and they are several million pounds.

GRANTED PERMISSIONS

Granted permissions contained within the total number of proposed Local Plan dwellings for Stradbroke are listed below with updates **in red**:

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

	Street				
0069/16/Ful	Westland House	03/03/2016	1		
0068/16/Ful	5 Meadow Way	10/03/2016	1		SPC: Lapsed – previous planning still valid
0310/17/Ful	White House Cottages, Queens Street	13/03/2017	1		

REJECTED SITES

SPC make the following brief comments on the sites that are shown on pages 262-269 in the *draft* SHELAA dated July 2019 but not included in the Preferred Options version of the Joint Local Plan or the SNP. The SHELAA is listed as a document that will be used as part of the evidence for the Joint Local Plan.

Full AECOM site assessments can be read at: <https://www.stradbrokepc.org/neighbourhood-plan-documents> SD02. All sites were subject to an allocation policy document (see appendix 2 of document SD08 – Site Allocation Report and Site Allocation Policy) that tested viability, deliverability and Queens Street highways issues. At the time the Grove Farm site was already consented and therefore was not fully assessed in line with the other proposed sites. This all took place before the consenting of the Cranswick Factory.

SS0080: Land east of Queens Street – rejected as too far from town centre with no accessible footway. In addition, the site was rejected in MSDC SHLAA dated May 2016 as site ref STR02.

SS0575: Land east of Queens Street - access via Queens Street would have been against the objectives of the Neighbourhood Plan. MSDC have ransom strip on preferred access route. (see notes on policy STRAD19 – land at Grove Farm above). A southern access would have significantly raised the site scoring on highways, drainage and deliverability, resulting in its possible inclusion subject to southern site access.

SS0087: Land south of Ash Plough and west of Queens Street. Letter from landowner submitted to the Parish Council as part of the Neighbourhood Plan indicates this land was submitted for consideration for business/employment use and was not put forward for residential development. (Copy of letter can be found in the **Appendix 4**).

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Appendix 1:	Communication with MSDC	pages 10-11
Appendix 2:	A – report from Bailey Venning Associates <i>To support the Local Plan allocation quantum and distribution</i> B – report from Bailey Venning Associates <i>Detailed proposal for amending the SNP policy site STRAD19</i>	pages 12-19
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Appendix 5:	Land Registry Documents <i>SK331934 – relating to STRAD19</i> <i>SK207634 – relating to STRAD18</i>	pages 29-36

APPENDIX 1

MSDC Correspondence

Holly Farthing <Holly.Farthing@babberghmidsuffolk.gov.uk>

Fri 2020-03-27 19:13

To: 'Stradbroke Parish Council' <stradbrokepc@outlook.com>

Cc: Paul Bryant <Paul.Bryant@babberghmidsuffolk.gov.uk>

Good evening ,

Further to my previous e-mail,

I have added the Land at Grove Farm – STRAD19 to the list. However, in order to apply a consistent approach across all sites in both Districts we do not intend on allocating the site as it was granted planning permission prior to the base date of the plan (April 2018). At present it will remain within the revised settlement boundary and contribute towards Stradbroke's housing requirement. The relevant policies of the Joint Local Plan and Stradbroke Neighbourhood Plan would apply for determining a planning application.

JLP Site Reference	NP Site Reference
LA080 – Land west of Queens Street	STRAD18
LA081 – Land north of Laxfield Road	STRAD15
LA082 – Land south of New Street	STRAD17
LA083 – Land east of Farriers Close	STRAD16
n/a – Land at Grove Farm	STRAD19

Kind regards

Holly Farthing

Strategic Planning ATSO – working days Monday, Wednesday & Friday
Babergh and Mid Suffolk District Councils – Working Together

Tel: 0300 123 4000 (option 5 then option 4 for Strategic Planning Policy Team)

Email: holly.farthing@babberghmidsuffolk.gov.uk

Web: www.babergh.gov.uk & www.midsuffolk.gov.uk

From: Holly Farthing
Sent: 27 March 2020 19:11
To: 'Stradbroke Parish Council' <stradbrokepc@outlook.com>
Cc: Paul Bryant <Paul.Bryant@babberghmidsuffolk.gov.uk>
Subject: FW: Joint Local Plan Site Allocations

Good Evening,

As part of the emerging Joint Local Plan (JLP) the Councils are required to provide evidence that the sites put forward for allocation are deliverable and have up to date information.

As a result of this we are contacting you to see if you as a Neighbourhood Plan Group and/or the Parish Council have had recent engagement with the agents/developers of the sites allocated through the Stradbroke Neighbourhood Plan?

If so, have the developers / agents demonstrated a commitment to bring forward the sites for development and that there are no known issues with viability or legal constraints?

For ease of reference these sites are:

JLP Site Reference	NP Site Reference
LA080 – Land west of Queens Street	STRAD18
LA081 – Land north of Laxfield Road	STRAD15
LA082 – Land south of New Street	STRAD17
LA083 – Land east of Farriers Close	STRAD16
n/a – Land at Grove Farm	STRAD19

Your assistance on the above would be greatly appreciated.

Kind regards

Holly Farthing

Strategic Planning ATSO – working days Monday, Wednesday & Friday
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APPENDIX 2

pages 12-19

A – report from Bailey Venning Associates
To support the Local Plan allocation quantum and distribution

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B – report from Bailey Venning Associates
Detailed proposal for amending the SNP policy site

page 19

COMMENTS ON MID SUFFOLK LOCAL PLAN (REG 19) ON BEHALF OF STRADBROKE COMMUNITY LAND TRUST FOR SHARING WITH STRADBROKE PARISH COUNCIL

8 April 2020

1.0 Introduction

BVA has been asked by the Stradbroke Community Land Trust (SCLT) to comment on the allocations proposed for Stradbroke in the Emerging Mid Suffolk Local Plan. The revised Sustainability Scoping document is currently undergoing Regulation 19 Consultation. This is reviewing the delivery of proposed allocation sites.

BVA has previously been involved in the area by virtue of its association with the Stradbroke Community Land Trust, with whom we are working to deliver additional affordable housing in the village.

Initial conclusion

The current allocation sites in Stradbroke support and promote sustainable development within 20 years without the need for additional outlier or new clusters of development, subject to land value recovery post Covid-19 event.

One site LA081/ STRAD15 has a diminished quantum to target but this can be made up on another of the sites as shown below without the need for any further small developments that would exclude affordable housing

We are informed that the allocations proposed at present are as follows:

JLP Ref	NP Site Ref
LA080 – Land west of Queens Street	STRAD18
LA081 – Land north of Laxfield Road	STRAD15
LA082 – Land south of New Street	STRAD17
LA083 – Land east of Farriers Close	STRAD16
N/A – Land at Grove Farm	STRAD19



We understand that, although the land at Grove Farm is to be allocated, it is not included in the five year land supply at present because, although it has previously had the benefit of a planning permission, that permission has lapsed.

2.0 Planning and Evidential Context

The purpose of this paper is to support the above allocations to deliver development to village infrastructure capacity based on the made Stradbroke Neighbourhood Plan and examination, and to show how the inclusion of these sites in the BMSDC local plan will support local and District-wide objectives.

In this context, the primary evidential document for determining the overall level of housing provision at the level of the District is the Strategic Housing Market Assessment. In this case, the relevant study is the Ipswich and Waveney Housing Market Areas SHMA, undertaken by Peter Brett Associates with HDH Planning.

Whilst this document undertakes assessment of a wide range of housing information, it has two primary outputs – an estimate of the Objectively Assessed Need for homes of all tenures (the OAN) and a distinct but related assessment of the number of affordable homes required over the life of the plan. Reporting on these issues is made more complicated by the fact that the initial reporting was undertaken in 2017 but it was then updated in 2019 with significantly different results.

The following table shows the annualised requirements at the District level.

	2017 Initial Report	2019 Update
OAN (All tenures)	435	585
Affordable Homes	97	103

The SHMA does not consider the distribution of need around the district, it follows that, in the absence of any other information we would expect the housing and affordable housing need to be distributed evenly around the settlements of the district – broadly in line with their population.

At the time of the last Census then, the village of Stradbroke had a population of just over 1,400 people. This compares with a population of 97,000 across Mid Suffolk as a whole. From the point of view of the SHMA then, and in the absence of any other policy considerations or competing objectives, we would expect Stradbroke receive allocations equivalent to at least 1.4% of the total envisaged by the plan. Those allocations should be capable of delivering at least 23% of the homes in the form of affordable housing.



However, the spatial distribution of housing throughout the district is guided not by the SHMA but by the draft Local Plan, which has allocated 28% of planned housing to the 14 Core Villages. These 14 settlements contain around 27% of the District's population at the time of the last Census. Therefore, if allocations were to be distributed among the Core Villages in the same way, we would expect Stradbroke, to accommodate around 125 homes.

However, in in this case, there are other considerations – which were part of the impetus behind the Neighbourhood Plan. Residents of the village were concerned about the on-going viability of the local Primary school. Schools need to run at or near their full capacity in order to ensure that they can be managed effectively but, of course, at a certain point, the level of growth would exceed the existing capacity and a new school would be required (necessitating still further growth in order to ensure that it too is kept full).

Evidence from other Local Plan examinations shows the difficulties of establishing new schools on new sites as they require a quantum leap in development. SCC modelling shows this to be 800 homes for a new school, ie 0.25 pupils for a 2 form entry Primary school. (Suffolk Coastal Plan – Saxmundham).

The accuracy and currency of this modelling formula are out of date and have been challenged by Stradbroke Parish Council in their Reg 18 submission, as wider national evidence shows that a high percentage of affordable homes offers up a high level of school places and the converse is also true.

The upper and lower parameters for the number of homes required in Stradbroke are therefore set by a pro-rata consideration of the OAN and affordable housing requirements (at the low end) and the number of homes that would trigger the need for a new primary school (at the upper end).

The Inspector who examined the soundness of the Neighbourhood Plan in 2018 considered exactly this point and concluded that:

“A fundamental constraint identified in Stradbroke was that development in excess of 270 new dwellings would be very likely to trigger a requirement for a new primary school.”

Thus the intention is for allocations to get as close as possible to 270 new homes without exceeding that total.

The SA is now proposing 12 more homes over this total but that does include 27 homes already granted permission, some of which are extant for several years, most of which have no affordable homes in them and there is no local confidence they will be delivered in the medium term.



3.0 The Proposed Allocations

Although indicative capacities for the sites set out above were included in the SHLAA, we are aware of constraints and variations in respect of some of them, which may affect their overall capacity or their ability to deliver affordable housing.

JLP Ref	NP Site Ref	SHLAA Capacity	Updated Capacity	Affordable Capacity
LA080 West of Queens Street	STRAD18	75	80	0
LA081 North of Laxfield Road	STRAD15	45	28	10
LA082 South of New Street	STRAD17	60	60	21
LA083 East of Farriers Close	STRAD16	35	35	12
N/A Grove Farm	STRAD19		44	16
Total		215	247	59

Site LA080 has, in our view, slightly more capacity than was originally envisaged by the SHELAA but it's capacity for the delivery of affordable housing may be constrained by the flood attenuation strategy required for the site and by the requirement to make provision for parking facilities for the school. These are likely to lower the level of affordable housing that the site can deliver, and possibly by a significant amount. Without, in any way seeking to pre-judge the outcome of the planning process for that site, and solely for the purposes of this note, we have made the most pessimistic possible assumption and proceeded on the basis that no affordable homes at all are delivered.

In an email the developer has now stated the site cannot deliver the full quantum of affordable homes sought by policy. SPC is concerned for traffic escalation on Queens Street (see Grove Farm below) and is unlikely to accept any expansion of numbers.

Site LA081 has been consented for 28 homes instead of 45 and is possibly constrained for future resubmission at higher numbers due to heritage harm issues. Heritage harm as a material consideration has been strengthened since 2018, However, as the consent is policy compliant we have no reason to suppose that it will face any further viability constraints that would hamper provision of the 35% affordable housing sought by policy.

Sites LA082 and LA083 are assumed to come forward in the manner envisaged by the SHELAA and the SNP. We have no reason to doubt that they will be able to deliver the full



35% quantum of affordable housing. LA082 now has an outline consent for a policy compliant scheme of 60 homes and the developer is actively bringing it forward.

The final site is Grove Farm, which we have made the subject of a separate section.

4.0 Grove Farm

At the time of its inclusion of the Neighbourhood Plan, Grove Farm had a planning permission, for 44 homes with access off Queens Street.

However, a new district wide Sustainability Appraisal scoping report has been published which refers to WSP transport modelling that shows capacity issues on the B1118 at the junction with the A 140.

This matter was challenged by the SPC at Reg 18 stage and an initial clarification email has been submitted to show the PC is not considering the sites in the Plan to be ineffective, rather that the SA itself was ineffective in not assessing the cumulative impact of development on the Policy that is the Stradbroke NP.

The Neighbourhood Plan includes a policy stating that all new residential development should mitigate its impact on Queens Street. The Grove Farm site is unable to mitigate its impact on Queens Street. It is only because permission was issued prior to the adoption of the plan that the Parish Council wrote it into the SNP Plan to enable control of development should planning lapse.

That permission has now lapsed, and the site has been sold. Access on to Queens Street is now a much more charged issue than in 2016 due to the significant increase in village through traffic, and the increase in local commercial activity. Future transport issues are foreseeable in the lifetime of the Neighbourhood Plan due to the Eye Cranswick factory development and the proposed lorry ban through Eye, that will funnel all traffic along three sides of the B1117/B1118 crossroads in Stradbroke northwards past the Grove Farm entrance.

There is, however, an alternative which is to reconfigure the site in such a way as to achieve access from Shelton Hill – thus alleviating any additional pressure on Queens Street. The drawback is that this would impose greater costs on the site, which would then need to be offset by additional development on the southern portion of the Grove Farm site (identified in the SHELAA as SS0575).

Moreover, since the southern portion of the Grove Farm site is outside the development boundary, it would need to provide a higher level of affordable housing – 50% of all the dwellings on that portion of the site.



BVA has undertaken feasibility work for the Stradbroke Community Land Trust which demonstrates this proposal is indeed feasible and possible from a development and economic point of view.

We estimate that reconfiguring the site in this way would raise the total capacity of the site from 44 homes to 60 and increase the output of affordable housing from 16 homes (35%) to 24 (40%).

This would offset the potential loss of 17 homes on site LA081, counterbalance the objections of the developer on LA080 and mitigate traffic on to the Queens Street pinch point.

5.0 Conclusion

The housing allocations currently contemplated for Stradbroke in the emerging Babergh and Mid-Suffolk Joint Local Plan, and the lapsed consented Grove Farm site, reflect both the overall strategy outlined in the Neighbourhood Plan and the wider strategic objectives of the District (and plan area).

The allocations contemplated not only meet the minimum requirements established by the SHMA (147 homes and 27 affordable homes), they go well beyond that level, with the aim of supporting the ongoing viability of the primary school.

In line with the Neighbourhood Plan Inspector's comments, they maximise the level of provision that can be made without triggering the need for a new school. Taken together, all the sites including Grove Farm would deliver a total of 247 homes (of which 59 would be affordable) over the life of the plan.

In addition to this, work currently being undertaken by the Community Land Trust with the support of both the Parish and District Councils may bring forward a further 16 or more homes on land outside the development boundary. These could form a percentage of windfall sites proposed in the Local Plan. Not only would 50% of these homes be available as affordable homes, they would also allow for the reconfiguration of the Grove Farm site in such a way as to eliminate any increase in pressure on the already overloaded Queens Street bottleneck.

The Grove Farm site consists of two parts. The northern portion (Area A) is included within the development boundary and the neighbourhood plan. The Southern portion (Area B) is not. Area A had the benefit of planning permission (now lapsed) for 44 units which were to be accessed from Queen Street.

Although the wider site (A+B) is large enough to accommodate more than 44 homes, the capacity is limited by the access, which exits the site on to an existing bottleneck on Queen Street. An attempt to access more than 44 homes from the Queen Street access would be vigorously opposed locally and contradict made Neighbourhood Plan policy requiring Queen Street developments to mitigate traffic. The remedy is to move vehicular access to the South – from Shelton Hill.

There is no highways reason why access for up to 60 homes could not be achieved from Shelton Hill. The additional 16 homes on Area B would achieve 2 objectives. First, to make up for the reduction in the number of homes proposed for another Neighbourhood Plan site at Laxfield Road. Second, to enable a policy restriction on the Mill Lane site without any affordables in the mix. Area B is outside the settlement boundary, and would need to provide affordable housing at an increased quota of 50%.

Due to the impact the additional homes and longer access would have on the land residual land value (RLV), we estimate the RLV would be very low – little more than agricultural value. Development would however be viable and profitable for the developer because we understand that he has optioned Area B at a very low value.

We therefore propose the Council transfers a narrow ransom strip of land at the end of Shelton Hill to the CLT. This strip has only a nominal financial value. The additional development it facilitates does not meaningfully increase the value of Area B. The Stokes principle is not, therefore, relevant. Ownership of the strip would allow the CLT a great deal of control over the development of Area B.

The CLT would then propose a land swap with the developer. It would transfer the ransom strip, which has no monetary value, in exchange for the land underneath each affordable home on the Grove Farm site (which also have no monetary value). The Council could then take the homes themselves on a 999 year lease from the CLT.

The Council's ownership of the homes would add to its stock on particularly favourable terms. The PWLB has just lowered the borrowing rate on the Housing Revenue Account by 1%. The CLT's freehold ownership of the plot land would create an asset lock and exempt the homes from Right to Buy. This not only secures affordable homes for the community in the long term, but ensures that, when the borrowing that funded them is repaid, the homes will provide a positive revenue stream to the Council's HRA. The transfer of the strip to the CLT therefore achieves not only a social benefit but, in the long term it secures the Council revenue in perpetuity from an asset which currently has no financial value. Bailey Venning look forward to presenting their financial workings to MSDC.

APPENDIX 4

pages 21-28

Landowner Correspondence

LA081 / STRAD18

pages 22-23

LA083 / STRAD16

page 24

SS0087

pages 25-28

LA081 / STRAD18

Hayfield House,
Neaves Lane, Stradbroke, Eye, Suffolk, IP215JE.
01379 384047

Dear Stradbroke Parish Council,
The answers to your questions are as follows,

Site Submissions. The boundaries of the sites appear correct.

Ownership. I confirm that I have 100% ownership over Site 1.

Agreement. I gave full agreement for Site 1. to be assessed and the site is deliverable, I am the sole owner.

Development. The site I offer for development is marked on Map 4 as site No1.and is light pink on your map.

I cannot answer this query, if I sell the field for development it is up to the buyer in deciding when to start building on his property.

Yours faithfully P.D.Smith



Hayfield House
Neaves Lane, Laxfield Road, Stradbroke, Eye, Suffolk, IP215JE.
Telephone 01379-384047. Email. *peterstralfarm@yahoo.co.uk*

Dear Sirs,

Thank you for sending me my copy of the AECOM there are a few discrepancies.
I will place the heading first and then the corrected answers.

Environmental Considerations.

Ecological value? - You have put "Unknown" - I have had a survey done for Planning Permission and none of the species listed were found, so the site was given the all clear.

Site Assessment Proforma

Current use.- You have put "agricultural".- It is in fact part developed as there is a footpath and bridge installed costing over £22K leading to the Cemetery.

Method of Site Id.- You have put P.C.- It should be, Martin Howe, Peter Codling Architects, 7 The Old Church, St. Matthews Road, Norwich, NRI ISP.

Suitability.

Access.- You have put no access.- There is a large wide gateway onto the road, also pedestrian access via the footbridge leading to the footpath to the Cemetery.

Is the Site accessible.- You have put, "potential for connectivity".- It is only 350 metres from Churchyard which is in the centre of the Village.

Community facilities and Services.

Site location.- You have put, "Moderately located".- As the site is 350 Meters from the Churchyard the centre of the Village it should be,- Favourably located from all services.

Other key considerations.

Impact on sites habitats.- You have put "unknown"- As a survey has been carried out there is no impact on any habitats.

Public right of way.- You have implied that the permissive footpath is a problem.-It is not as I will continue to give access over any site roads.

Characteristics.

Any other comments.- You have put.- "Site is surrounded by countryside".- Site has only three sides, Allotments on one side, Laxfield Road and Footpath on second side and farmland on the third and last side, the Cemetery is near this side.

Availability.

Problems with ownership.- You have put,- "Not aware of." - There is none.

Time frame.- You have put " Unknown" It should be 0-5 years.

Conclusions.

Key evidence.- You have put -"Other sites perform better" Having corrected above I believe that this site is the best site in the Village to be developed. P.D.Smith



LA083 / STRAD16

Dear Miss Wladon

Thank you for your letter dated 28/07/17. As far as we are concerned, we 100% own plot SS0681 and are happy that the boundaries shown are correct.

We would like to put forward this plot for development, but obviously the timescale will depend upon everybody else, i.e. Parish Council/MSDC etc, but would like to confirm the plot is available now.

Kind regards

Philip and Jenny Cleveland

Neighbourhood Planning and Business Growth in Stradbroke

Roger Skinner <rogerskinner@hurtshall.co.uk>

Mon 16/10/2017 19:50

cc: Stradbroke Parish Council <stradbrokepc@outlook.com>;

cc: Chris Edwards <chrisedwards@suffolkonline.net>;

ROGER SKINNER LIMITED

FOR THE ATTENTION OF STRADBROKE PARISH COUNCIL.

We believe the Council is aware that our company purchased approximately 20 acres of land from the Hadingham family about two years ago. The land in question is adjacent to our Stradbroke Mill and some has already been used to facilitate the expansion of the business.

With sales of our dog foods continuing to increase, we estimate that another extrusion line will be required to meet the demand within the next 18 - 24 months and with this in mind we have drawn up some proposals for a new mill building to house this plant. What we are proposing is a 'state-of-the-art' facility which would be considerably quieter and more efficient than our current plant. The proposed building would also provide additional storage for finished products and this would allow us to once again take control of our logistics, which have been outsourced for a number of years. We would also need a weighbridge to check all raw material deliveries, which would be solely for our own use and not be available to the public. This proposed expansion of our business would create a considerable number of new jobs.

The above development would only require about 25% of the available land, so it is our intention to promote the remaining land for light commercial use. Following some initial enquiries we believe there is a demand from start-up and established businesses for small and medium sized units, which would bring much needed employment to the village. We would expect this type of development to be heavily screened from existing residential property.

We would be interested to hear any thoughts that Stradbroke Parish Council and local residents may have about our proposals.

Roger Skinner

Chairman of Roger Skinner Limited.

SS0087

FVV: Land at Stradbroke - north of proposed mill extension

Chris Edwards <chrisedwards@suffolkonline.net>

Thu 12/10/2017 17:59

To: 'Stradbroke Parish Council' <StradbrokePC@outlook.com>

2 attachments (786 KB)

1744-SK3 Commercial Site.pdf; 1744-SK2-A Site & Location Plan.pdf;

I have acknowledged the e-mail

From: James Tanner [<mailto:jamest@hollins.co.uk>]
Sent: 12 October 2017 17:29
To: Chris Edwards <chrisedwards@suffolkonline.net>
Subject: RE: Land at Stradbroke - north of proposed mill extension

Chris

Yes for private use.

I have attached an amended plan showing the area that could be available for commercial use - is this sufficient for the purpose of consultation?

James

From: Chris Edwards [<mailto:chrisedwards@suffolkonline.net>]
Sent: 10 October 2017 11:35
To: James Tanner <jamest@hollins.co.uk>
Subject: RE: Land at Stradbroke - north of proposed mill extension

Dear James,

Further to our correspondence on this issue may I ask that you confirm if it is the case that any weighbridge on site would be for private use?

Chris

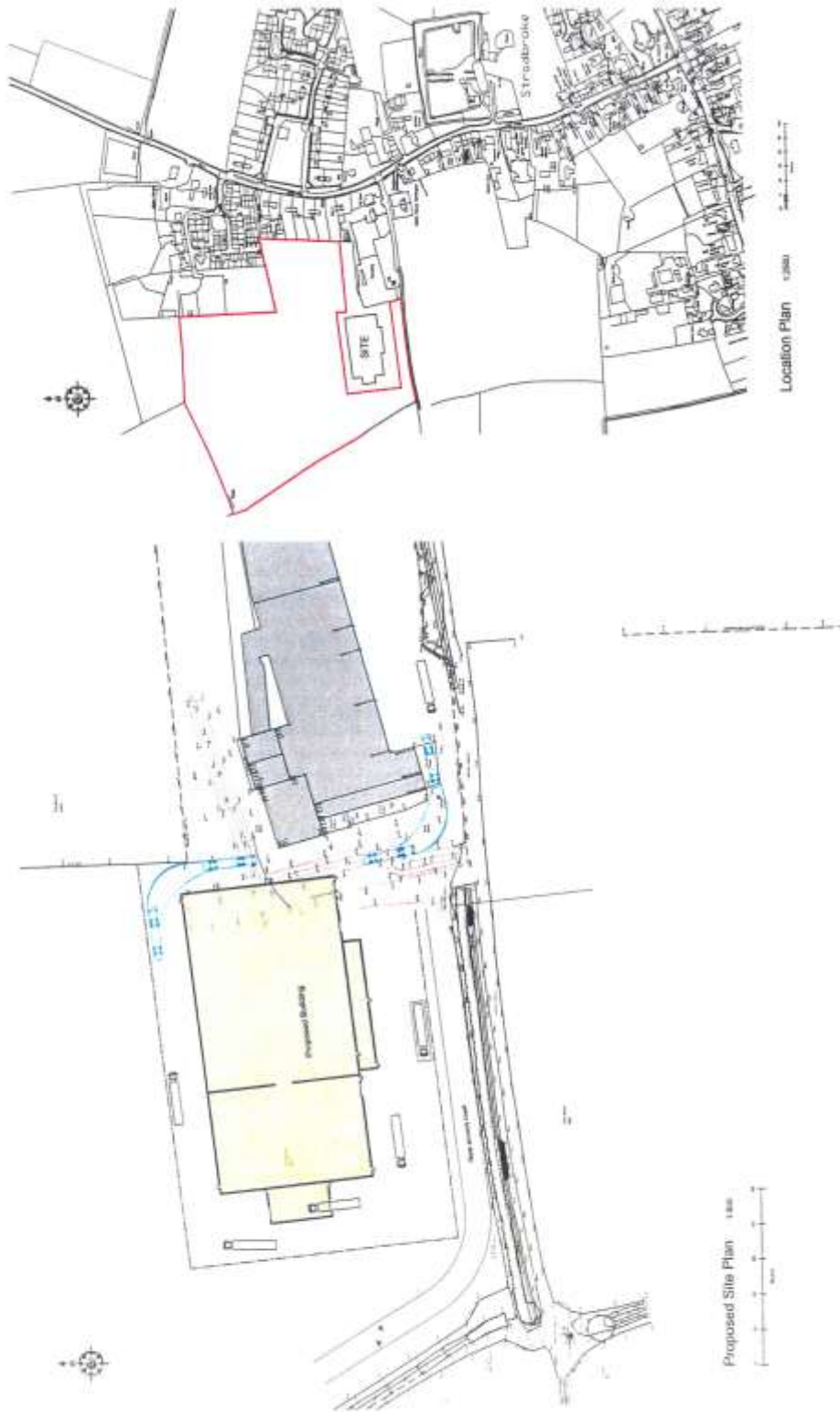
From: James Tanner [<mailto:jamest@hollins.co.uk>]
Sent: 06 October 2017 16:01
To: Chris Edwards <chrisedwards@suffolkonline.net>
Subject: Land at Stradbroke - north of proposed mill extension

Dear Chris

We have now been instructed by Mr Skinner to confirm that he would very much like the land adjacent to the mill to be included for commercial use, in the Neighbourhood Plan site allocation process.

The site could be serviced by creating a separate access road along the southern perimeter running westwards then turning north along the western boundary into the remainder of the field.

I will prepare a small plan and let you have this shortly.



Project Name: STRODBROOK Client: STRODBROOK Date: 10/01/2020 Drawn: AD Checked: AD Scale: 1:500 Project No: 1901		HOLLINS Architects 111-113 St. James Street, London SW1A 1JF Tel: 020 7493 8800 Email: info@hollinsarchitects.com	
Drawing Title: Drawing No:	Drawing Date: Drawing Scale:	Drawing Stage: Drawing Status:	Drawing Author: Drawing Checker:
Drawing Description: Drawing Notes:		Drawing Title: Drawing No:	



Future Commercial Site 1:2500

No. Date Revision
Approved

HOLLINS
 Architects, Surveyors &
 Planning Consultants
 25, Market Street
 Stroud, Gloucestershire
 G5 1 1 8 4
 Telephone: 01452 511000
 Fax: 01452 511007
 Email: enquiries@hollins.co.uk
www.hollins.co.uk

Client: ROGER SOMMER LTD

Site: STRADBRIDGE

Project: EXTENSION TO MILL

Asset: FUTURE COMMERCIAL SITE

Scale: 1:2500 B3 A3

Date: OCTOBER 2017

Drawn by: PJT

Drawing number 1744 SK3

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APPENDIX 5

pages 29-36

Land Registry Documents

STRAD19 / Grove Farm 4005/16
SK331934

pages 30-32

STRAD18 / LA080
SK207634

pages 33-36

Title Number : SK331934

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 29 NOV 2019 at 16:34:01 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SK331934
Address of Property	: Grove Farm, Queen Street, Stradbroke, Eye (IP21 5HH)
Price Stated	: Not Available
Registered Owner(s)	: SUSAN WINIFRED WEBSTER of Nunnery Farm, Harleston Road, Fressingfield, Eye IP21 5TE PETER ARCHIBALD JOHN HILLEN of Foxgrove, Queen Street, Stradbroke, Eye IP21 5HH JEAN MARGARET KEELING of Dormer Cottage, 40 Lambseth Street, Eye IP23 7AQ.
Lender(s)	: None

Title number SK331934

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 NOV 2019 at 16:34:01. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

SUFFOLK : MID SUFFOLK

- 1 (28.06.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Grove Farm, Queen Street, Stradbroke, Eye (IP21 5HH).
- 2 (28.06.2011) The land has the benefit of the rights reserved by a Conveyance of the land tinted blue on the title plan dated 14 November 1938 made between (1) Pearl Buck and (2) Hartismere Rural District Council.
NOTE: Copy filed under SK263921.
- 3 (18.04.2012) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (18.04.2012) The Transfer dated 2 April 2012 referred to in the Charges Register contains a provision as to light or air.
- 5 (10.10.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered SK349158 in green on the title plan dated 2 October 2013 made between (1) Susan Winifred Webster and others and (2) Rattlerow Properties Limited.
NOTE: Copy filed under SK349158.
- 6 (13.10.2014) The land edged in blue on the title plan has been restored to the title.
- 7 (19.09.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered SK372061 in green on the title plan dated 8 September 2016 made between (1) Jean Margaret Keeling and others and (2) Adrian Philip Lawson and Robert George Lawson.
NOTE: Copy filed under SK372061.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.06.2013) PROPRIETOR: SUSAN WINIFRED WEBSTER of Nunnery Farm, Harleston Road, Fressingfield, Eye IP21 5TE and PETER ARCHIBALD JOHN HILLEN of Foxgrove, Queen Street, Stradbroke, Eye IP21 5HH and JEAN MARGARET KEELING of Dormer Cottage, 40 Lambeth Street, Eye IP23 7AQ.
- 2 (28.06.2011) The value as at 28 June 2011 was stated not to exceed £1,000,000.
- 3 (28.06.2011) RESTRICTION: No disposition by a sole proprietor of the

Title number SK331934

B: Proprietorship Register continued

registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (28.06.2011) The land is subject to the rights as mentioned in a Conveyance of the land in this title and other land dated 9 October 1959 made between (1) Norman Alfred Campbell and (2) Archibald Fernando Hillen.

NOTE: Copy filed.

2 (28.06.2011) The land is subject to the rights granted by a Deed dated 3 February 1989 made between (1) Archibald Fernando Hillen and (2) Maurice Hedley Randall.

NOTE: Copy filed.

3 (28.06.2011) The land is subject to the rights granted by a Deed dated 27 July 1989 made between (1) Archibald Fernando Hillen and (2) Maurice Hedley Randall.

NOTE: Copy filed.

4 (18.04.2012) The land is subject to the rights granted by a Transfer of the land edged and numbered SK338117 in green on the title plan dated 2 April 2012 made between (1) Susan Winifred Webster and Peter Archibald John Hillen and (2) Katherine Jane Axon.

NOTE: Copy filed under SK338117.

5 (20.06.2013) A Deed dated 14 June 2013 made between (1) Susan Winifred Webster (2) Peter Archibald John Hillen and (3) Jean Margaret Keeling contains provisions relating to a visibility splay.

NOTE:-Copy filed.

6 (25.02.2019) UNILATERAL NOTICE affecting part of the land in this title in respect of a contract for purchase dated 15 February 2019 made between (1) Susan Winifred Webster, Jean Margaret Keeling and Peter Archibald Hillen and (2)M&D Developments Limited.

NOTE: Copy filed.

7 (25.02.2019) BENEFICIARY: M&D Developments Limited (Co. Regn. No. 01538311) of Hengrave Hall, Hengrave, Bury St Edmunds, Suffolk IP28 6LZ and care of Porter Dodson LLP, DX97176, Taunton (Blackbrook) Reference:DC/173009/1.

8 (25.02.2019) UNILATERAL NOTICE affecting part of the land in this title in respect of a contract for purchase dated 15 February 2019 made between (1) Susan Winifred Webster, Jean Margaret Keeling and Peter Archibald John Hillen (2) M&D Developments Limited and (3) David Hugh Harris.

NOTE: Copy filed.

9 (25.02.2019) BENEFICIARY: M&D Developments Limited (Co. Regn. No. 01538311) of Hengrave Hall, Hengrave, Bury St Edmunds, Suffolk, IP28 6LZ and care of Porter Dodson LLP, DX97176, Taunton (Blackbrook) Reference:DC/173009/1.

End of register

Title Number : SK207634

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 13 APR 2020 at 11:06:39 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SK207634
Address of Property	: Land at White House Farm, Stradbroke
Price Stated	: Not Available
Registered Owner(s)	: NEIL IAN HADINGHAM of White House Farm, Stradbroke, Suffolk IP21 4HR.
Lender(s)	: None

Title number SK207634

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 APR 2020 at 11:06:39. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

SUFFOLK : MID SUFFOLK

- 1 (11.08.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at White House Farm, Stradbroke.
- 2 (09.05.2006) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (09.05.2006) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered SK276807 in green on the title plan dated 31 March 2006 made between (1) Neil Ian Hadingham and (2) Shaun Denis Kehoe and Lynda Caroline Kehoe.

NOTE: Copy filed under SK276807.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (11.08.2000) PROPRIETOR: NEIL IAN HADINGHAM of White House Farm, Stradbroke, Suffolk IP21 4HR.
- 2 (26.08.2016) A Transfer of the land edged and numbered SK371688 in green on the title plan dated 16 August 2016 made between (1) Neil Ian Hadingham and (2) James Baker and Suzanne Teresa Johnson contains transferor's personal covenants.

NOTE: Copy filed under SK371688.

- 3 (24.07.2019) RESTRICTION: No disposition of the part of the registered estate tinted blue on the title plan excluding a 10 cm wide strip shown by a yellow broken line between the points marked A and B by the proprietor of the registered estate is to be registered without a certificate signed by Earlswood Homes Holdings Limited (Co. Regn. No. 8130321) of Oak View Barn, Lodge Farm Mews, 4 Gatton Park Road, Reigate, Surrey RH2 0SX that the provisions of Clause 11.3 of an Agreement dated 11 June 2019 made between (1) Neil Ian Hadingham and (2) Earlswood Homes Holdings Limited have been complied with or they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (11.08.2000) The land is subject to the following rights granted by a Deed dated 20 June 1973 made between (1) Frederick Walter Brundle and Barbara Mary Tooley (Grantors) and (2) Gosang Properties Limited

Title number SK207634

C: Charges Register continued

(Grantee):-

the Grantors as Personal Representatives HEREBY GRANT unto the Grantee and its successors in title the owners and occupiers of the said land of the Grantee and each and every part thereof and their respective servants and licencees the following rights in fee simple:

(i) The right to the use of the ditches forming part of the said land of the Grantors between the points marked B. and C. in the approximate position shown by a dotted green line on the said plan for the purpose of dealing with surface water drainage only from the said land of the Grantee and every part thereof.

(ii) the right to cleanse clear and repair such ditches the Grantee doing as little damage as possible to the said land of the Grantors. The Grantee HEREBY COVENANTS with the Grantors as follows:

(i) Not to discharge into the said ditches anything other than surface water from the said land of the Grantee

(ii) Not to interfere with block or damage the field drains serving the said land of the Grantors and also using the said ditches

(iii) To pay to the Grantors and their successors in title compensation for any damage which may be caused to the said property of the Grantors as a result of the exercise of the rights hereby granted.

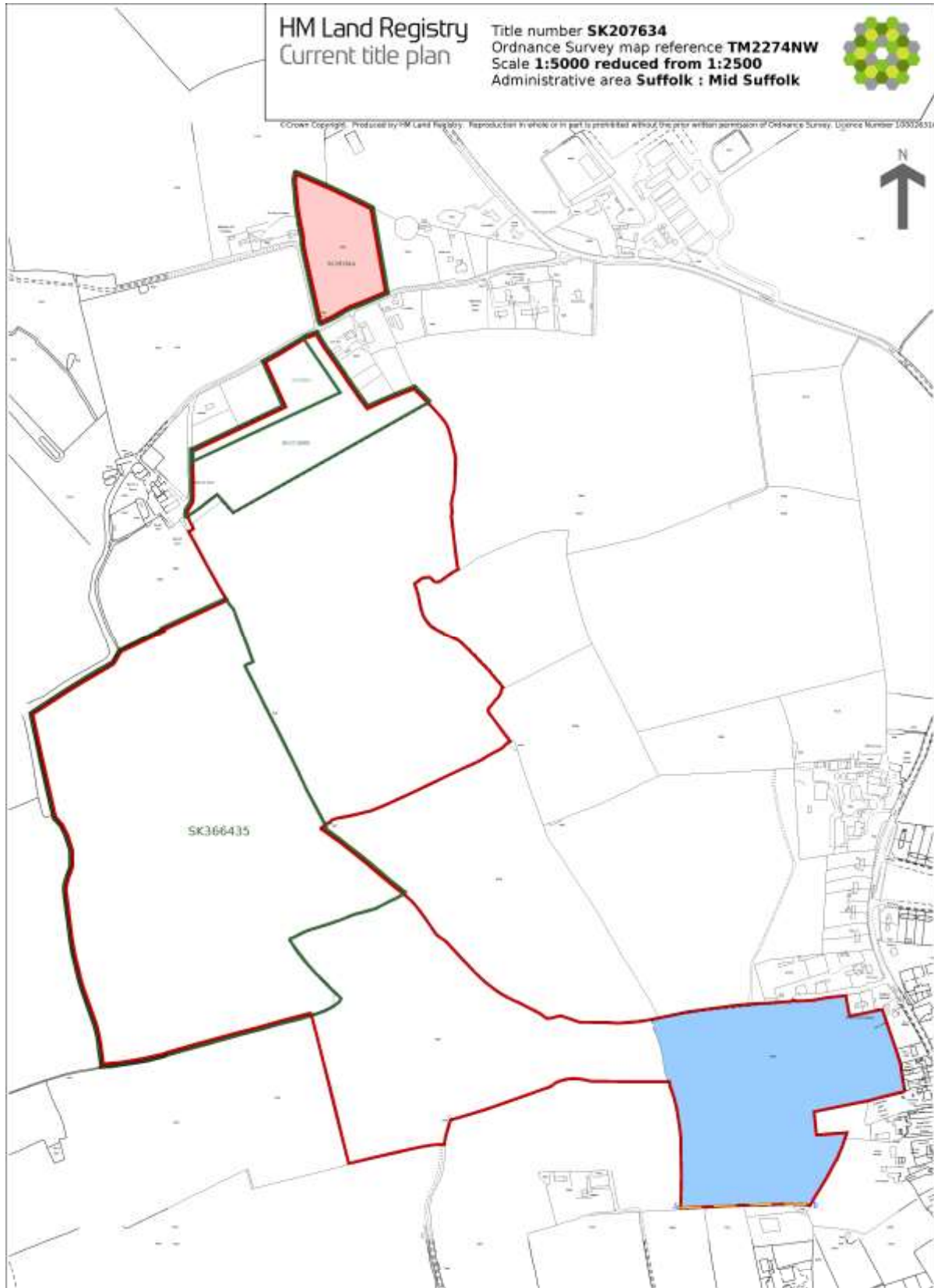
NOTE: Copy plan filed.

- 2 (24.02.2016) The land is subject to any rights that are granted by a Transfer of the land edged and numbered SK366435 in green on the title plan dated 22 February 2016 made between (1) Neil Ian Hadingham and (2) Matthew Neville Grenville Vaughan Hadingham and affect the registered land.
The said Deed also contains restrictive covenants by the transferor.

NOTE: Copy filed under SK366435.

- 3 (13.06.2019) UNILATERAL NOTICE affecting the land tinted blue on the title plan excluding a strip 10 cm wide shown by a yellow broken line between the points A and B on the title plan in respect of an option to purchase contained in an Agreement to Purchase dated 11 June 2019 made between (1) Neil Ian Hadingham and (2) Earlswood Homes Holdings Limited.
- 4 (13.06.2019) BENEFICIARY: Earlswood Homes Holdings Limited (Co. Regn. No. 8130321) of Oak View Barn, Lodge Farm Mews, 4 Gatton Park Road, Reigate, Surrey RH2 0SX.

End of register



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