

# Sproughton Parish Council

Village Meeting – Joint Local Plan

Wed 4<sup>th</sup> Oct 2017, 7:30pm



# Introduction

- Background
  - Babergh District Council are in the process of updating their local plan. This will direct development in the district for the next 20years. The first version has been published for review by local councils, parishioners and other interested parties.
- Purpose of Meeting
  - The purpose of this meeting is to update parishioners on the Joint Local Plan regarding the high level of proposed development in the Parish and to encourage people to send in comments on the plan to Babergh.

# Joint Local Plan (to 2036)

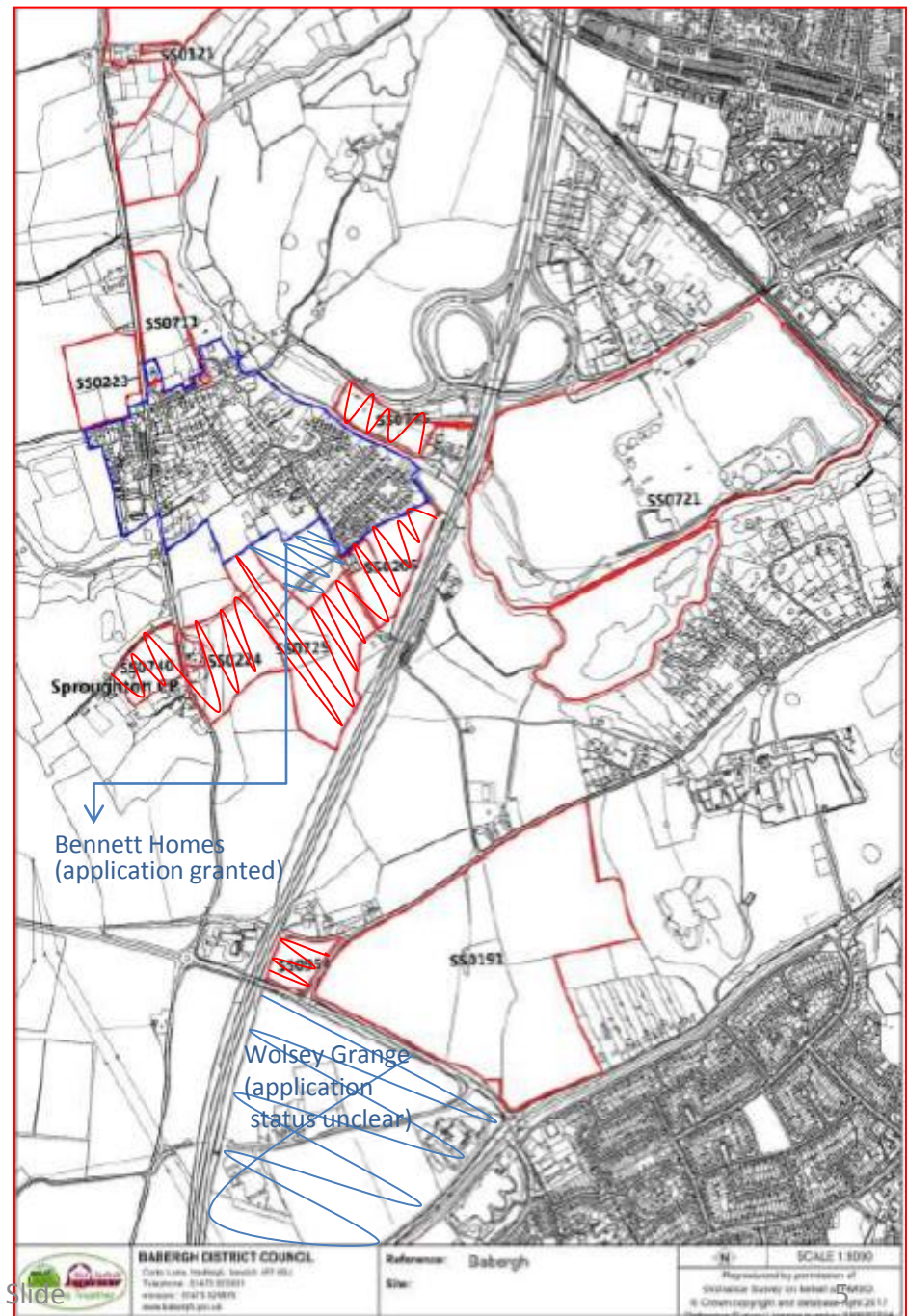
- All District Councils should have a local plan that contains policies and proposals for the control of development within the district covering topics such as:-
  - housing
  - the economy & employment
  - Infrastructure e.g. transport, health
  - recreation
  - the environment
- A new local plan is being drafted and a consultation document is out for review – the consultation period ends on Fri 10 Nov 17 @ 5:00pm
- **Significant development is proposed for Sproughton**
- The consultation period gives you the opportunity to respond to the proposals

# Consultation Timescale

Phase	Timescale
Evidence gathering & pre-preparation stage	2016 to Spring 2017
Reg 18: Preparation of draft local plan & consultation	Summer 2017
Reg 19: Publication of draft Local Plan and Consultation (~ 6 week period)	Winter 2017/8
Reg 22: Submission to the Secretary of State (plan + public representations)	Summer 2018
Reg 24: Examination in Public conducted by independent Planning Inspector	Winter 2018
Reg 26: Adoption of Plan	Spring 2019

# Sites Submitted to BDC - Apr'17

Ref	Description	Houses
SS0121	Bramford - right hand side of Loraine Way	100
SS0223	Next to allotments, the Wildman & Hope Farm	75
SS0711	Land behind the Tithe Barn, Police House & Loraine Way ( <b>Hopkins Homes</b> )	70
SS0775	The field next to the Millenium Green	n/a
SS0206	Land off Church Lane next to burial ground, up to the A14	n/a
SS0725	Land off Church Lane adjacent to the Bennett Homes site to the Old Rectory	n/a
SS0224	Land surrounding Sproughton House backing onto SS0725	n/a
SS0740	Land opposite Sproughton House	n/a
SS0721	The Sugar Beet Site	0
SS0191	Land between A1071 & Hadleigh Rd, opposite the contested Taylor Wimpey development	700
SS0954	Land on opposite side of the A14 to the Beagle, bordered by A1071, Hadleigh Rd & swimming pool	n/a
<b>Total</b>	<b>(Including Wolsey Grange @ 475 &amp; Bennett Homes @ 30 houses)</b>	<b>1450</b>



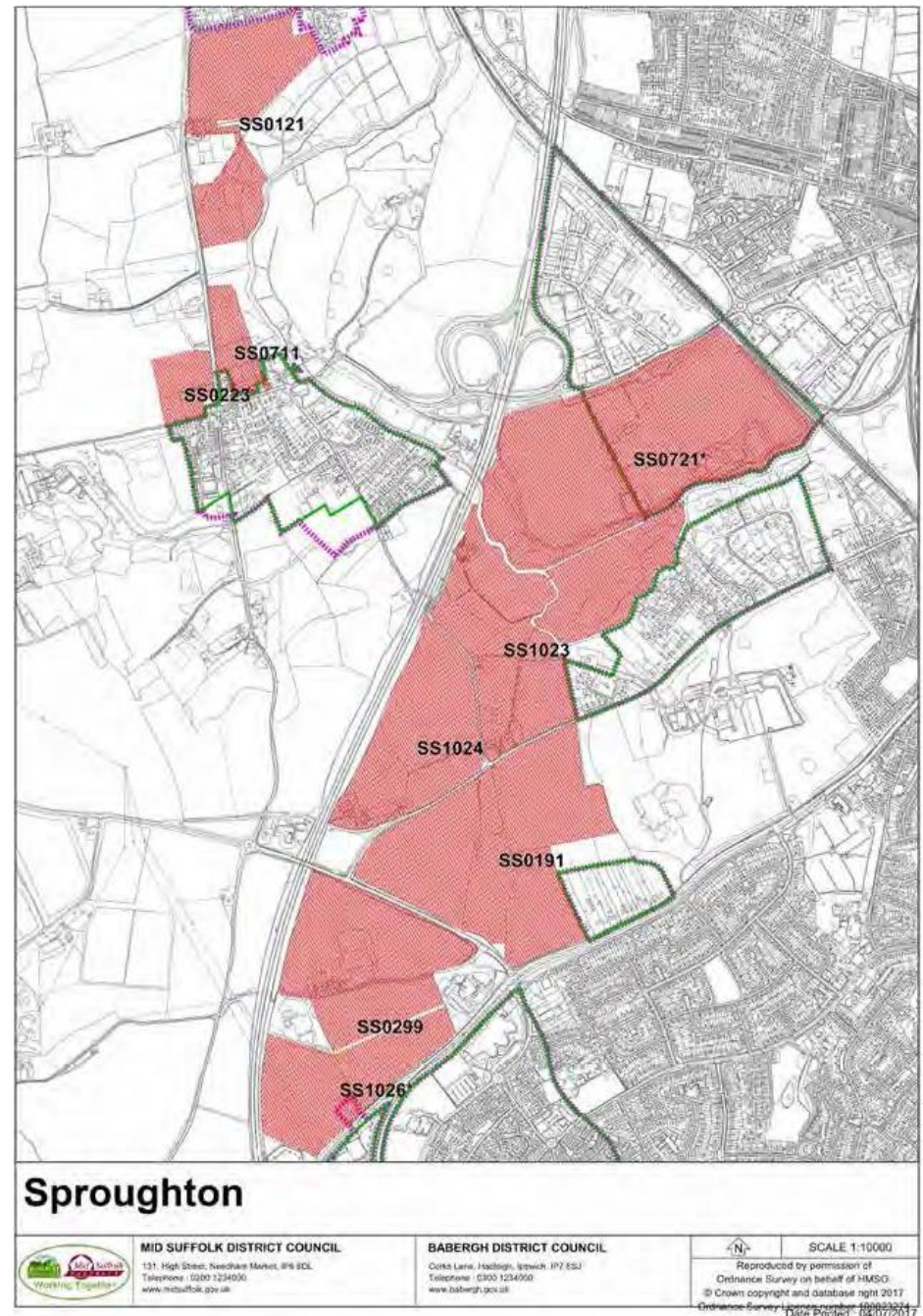


# Discounted Sites (marked in red on previous slide)

Site Ref	Location	Reason for Discounting
SS0206	Land off Church Lane next to burial ground, up to the A14.	More than 50% of site within Flood Zone 2
SS0224	Land surrounding Sproughton House backing onto SS0725.	The site is detached from existing settlement & not well related to any core services or facilities.
SS0725	Land off Church Lane adjacent to the Bennett Homes site to the Old Rectory.	The site is detached from existing settlement & not well related to any core services or facilities. <i>(This argument may go away once the Bennett Homes site is developed leading to further development)</i>
SS0740	Land opposite Sproughton House.	This site is not in keeping with the settlement pattern & creates a disconnected addition & therefore would have a negative impact on the townscape & have issues regarding compatibility.
SS0775	The field next to the Millenium Green	60% of the site is within a Flood Zone 2/3 zone.
SS0954	Land on opposite side of the A14 to the Beagle, bordered by A1071, Hadleigh Rd & swimming pool.	This site is disconnected from any existing residential settlement, therefore there are issues regarding compatibility. May only be considered in connection with SS0191.

# JLP – Appendix 3 Sproughton

Ref	#Dwellings	Houses	Time
SS0223	Next to allotments, the Wildman & Hope Farm	75	0-5yrs
SS0711	Land behind Tithe Barn, Police House, Loraine Way	70	0-5yrs
SS0721	The Sugar Beet site	0	6-15yrs
SS1023	Between Church Lane, Hadleigh Rd, A14 & the Red House	500	6-15yrs
SS1024	Between Church Lane, Hadleigh Rd, Springvale & A14	500	6-15yrs
SS0191	Land between A1071 & Hadleigh Rd, opposite Wolsey Grange	700	6-15yrs
SS0299	Wolsey Grange - housing	475	0-5yrs
SS1026	Wolsey Grange - employment	0	0-5yrs
<b>Total</b>	<b>(including Bennett Homes @ 30)</b>	<b>2,350</b>	



# Proposed Housing 4 Sproughton

- Total number of houses proposed for Sproughton is 2,350 (405% increase on the current 581 houses)
  - 175 to be built in/just outside the village
  - 2,175 infilling between Pinewood/Chantry and the A14
- 650 houses to be built within 5yrs and the remaining 1,700 6-15yrs
- Total number of houses BDC want to build = 7,820
- **So Sproughton has been allocated 30% of total BDC housing requirement – why is this??**
- **If development were spread evenly through Babergh = 9% increase in houses per settlement**
- How will this impact schools, roads, GP surgeries etc which are already overloaded



# Ipswich Fringe

- District Councils surrounding Ipswich have been working with Ipswich Borough Council exchanging information regarding development plans as mandated by the Localism Act 2011.
- Sproughton is regarded by BDC & IBC as part of the Ipswich Fringe
- BDC & IBC appear to have agreed that development is to be concentrated in the Ipswich Fringe: -
  1. in order to help IBC meet their housing requirement
  2. and to enable housing to be built in an area with more readily available infrastructure services
- **The result?? Sproughton is scheduled to take 30% of the development planned for BDC in the next 20 years**
- An article in the Ipswich Star 16 Feb17 discussed how big Ipswich could get over the next 50 years. Answer – the size of Leicester, population 300,000, an additional 90,000 houses, absorbing the current Ipswich fringe parishes (<http://www.eadt.co.uk/ea-life/how-big-can-it-get-will-ipswich-double-in-size-over-the-next-half-century-1-4890400>)

# What can we do?

- The Parish Council will be putting in comments as an organisation and as individuals (79 questions to answer)
- We hope that people in Sproughton will also do the same
- The more people that comment the better – it is possible that only those who comment in the first phase are allowed to comment on the updated version in the second phase
- Parish Councillors are available to help people if necessary
- Formation of a Sproughton JLP Working Group to develop a consolidated parish response – **volunteers pls!!**
- Sproughton Parish Council will deliver this response to BDC

# How to Comment

- Comments must be made by **5pm on 10th November 2017**.
- Comments can be made in the following ways:-
  - **electronically** through the Councils' online system at [www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) or [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan); there are questions at the end of each section to answer. It is possible to see other people's comments
  - by **email** to [localplan@babberghmidsuffolk.gov.uk](mailto:localplan@babberghmidsuffolk.gov.uk) (ask for confirmation of receipt of your email);
  - or in **writing** to Babergh and Mid Suffolk District Councils, Corks Lane, Hadleigh, IP7 6SJ (ask for confirmation of receipt of your letter);
  - to deliver comments **in person** please telephone 0300 123 4000 (option 5 then option 4).
- Please let us know if you have commented e.g. cc us on the email
- Further information will be available on the parish website

# Points to Consider for Comments

1. Accuracy of population forecast & its impact on numbers & types of houses e.g. affordable, retirement
2. Can another housing allocation model be used where housing is more fairly distributed across the district
3. Impact of numbers of houses on infrastructure e.g. roads, schools, health services
4. Economic growth predictions – are these justified bearing in mind HS2, Northern Power House i.e. will companies want to come here?
5. The importance of our landscape & visual settings i.e. special landscape designations, retention of green space for the benefit of future generations
6. It is important that the Joint Local Plan is be realistic, objective and achievable within the timescale of the plan



# Appendix 1 – Call for Sites Submissions

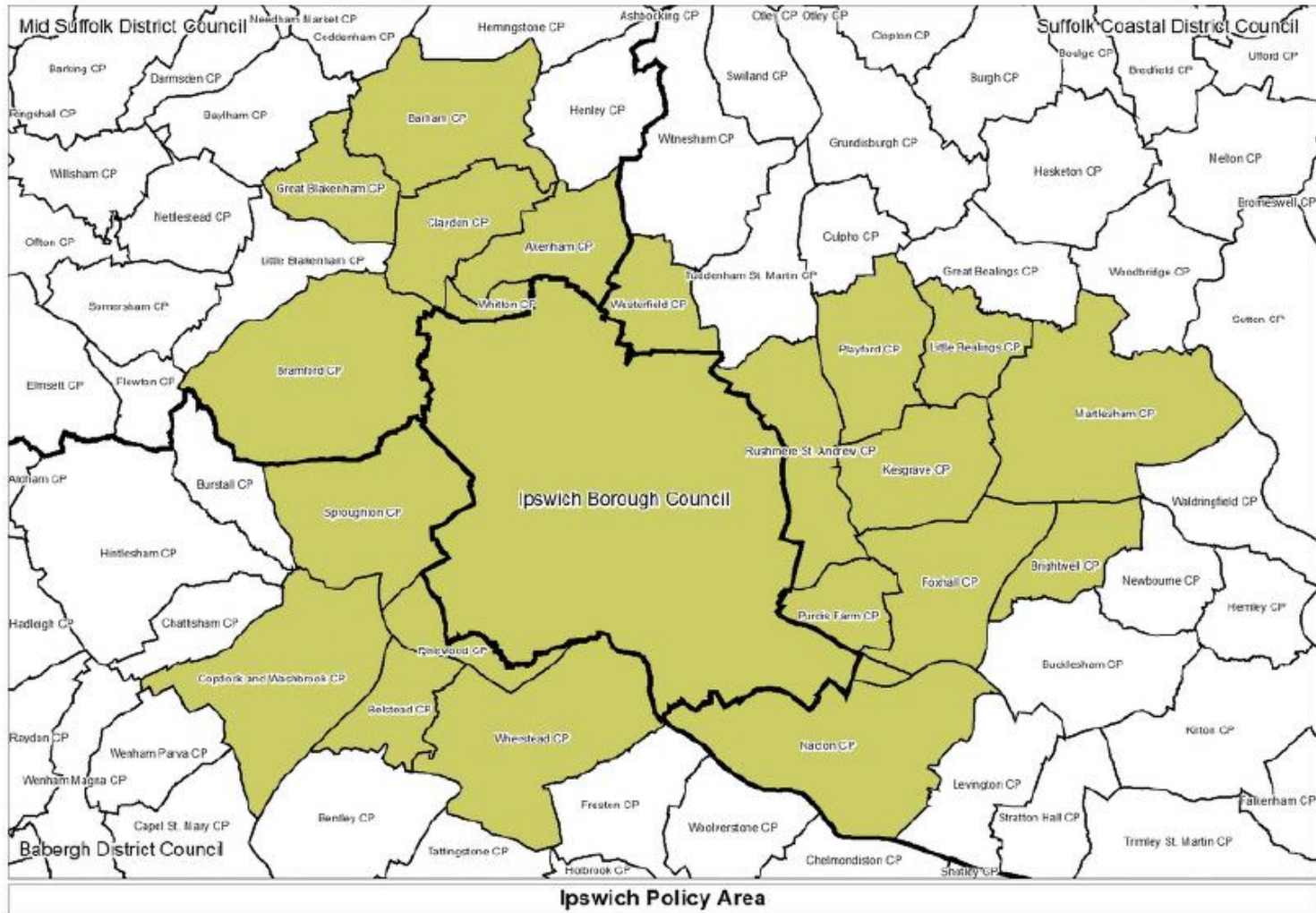
- This document can be found at <http://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/call-for-sites-submissions/>
- This document contains details of all sites submitted by landowners/developers to BDC to April 2017
- BDC assess the sites for suitability which are listed in the SHELAA and put forward some/all of these sites into the JLP

# Appendix 2 – Existing Approved Planning Applications in Sproughton Parish

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/10/00282/FUL	Sproughton	Springvale, Hadleigh Road	19/05/2010	1	1
B/10/00769/FUL	Sproughton	Part garden Kered Aleihs, Elton Park	01/12/2010	1	1
B/11/00745/OUT	Sproughton	Land south of Sproughton VC, Church Lane Primary School, Church Lane	19/12/2014	30	30
B/14/00460/FUL	Sproughton	Land rear of Geest House, Hadleigh Road	03/08/2015	8	8
B/14/00636/PRN	Sproughton	Sproughton House, High Street	27/06/2014	12	5
B/15/00029/OUT	Sproughton	Russetts, Hadleigh Road (See notes + B/16/00067/ROC also refs)	11/12/2015	15	15
B/16/00098/FUL	Sproughton	Third Mile, London Road, Sproughton, IP8 3LE	16/06/2016	5	5
B/16/00157/FUL	Sproughton	Pine Trees, Elton Park, Sproughton, IP2 0DG	05/04/2016	1	1
B/16/00698/FUL	Sproughton	The Limes, Elton Park, Sproughton, IP2 0DG	16/09/2016	2	3
B/16/01469/OFD	Sproughton	Geest House, Hadleigh Road, IP8 3AS (B/14/00826/OFDW also refs. See also Non-Res record)	22/12/2016	15	15

# Appendix 3 - Ipswich Policy Area & Fringe

## ILLUSTRATIVE MAP OF THE IPSWICH POLICY AREA



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