

A Neighbourhood Plan For Eye

The Pre-Submission draft for Consultation

A long way to go!

- We are looking at the Plan at the Pre-Submission stage
- If the council agrees the draft plan there will be a six week period of public consultation at the end of which the Council will consider any amendments
- The Plan will then be sent to the planning authority – Mid Suffolk District Council who will publish the plan for further consultation before passing it to an Independent Inspector
- The Inspector will check the Plan to ensure it meets the Basic Conditions. S/he may require modifications to be made
- If the Inspector is satisfied with the Plan, it will be put to a local referendum
- If more than 50% of those voting support the Plan it then becomes part of the statutory planning framework for Eye.
- It is expected to take a year to get to the referendum stage!

The things we can't control

- The fact that Eye will grow considerably over the next few years. The scale of new housing development within Eye comes mainly from Government policy which sets housing targets for each planning authority.
- Having a Neighbourhood Plan allows local people to have a say in where development takes place, what kind of housing and what infrastructure is required to support the scale of development.
- **But...** The Neighbourhood Plan has to conform with national planning policies and those policies and plans set by Mid Suffolk.
- **And...** The proposals in the plan must be supported by evidence. The evidence ranges from public opinion through factual surveys to technical assessments

What's in the Neighbourhood Plan ?

- The approach taken in developing the plan so far
- All the evidence gathered and used to shape the plan. This includes:
 - public opinion;
 - an assessment of local housing needs;
 - technical assessments of potential development sites;
 - assessment of green spaces;
 - an assessment of parking needs and solutions;
 - an assessment of infrastructure requirements

The evidence is in the supporting documents – all available from the website

....amongst other things

What's in the Plan cont'd.

- An assessment of the housing that local people need
- The sites proposed for housing development including:
 - The Chicken Factory
 - The Health Centre and Hartismere Health and Care site
 - The agricultural and possibly the allotment land at Victoria Mill
 - Paddock House
- The sites proposed for other uses:
 - The land west of Hartismere Academy – new primary school
 - The Rettery – parking, walking and cycling route
 - The Chicken factory – parking, food retail
 - The land west of the cemetery – crematorium
 - Hartismere Academy – sport and recreation

Education and health

Concern that the primary school couldn't cope with the additional demand

- We have allocated a site for a new primary school on Castleton Way. It is for the County Council to decide whether to use this site or to intensify use of the current St Peter and St Paul school site. The new site could be used for either a second school or a replacement

Concern that the current medical facilities couldn't cope and that Hartismere Hospital is underused

- We have allocated the site of the current Health Centre and part of the Hartismere site for housing. This should assist the Health Centre to move into the hospital and provide further investment in health facilities

Fitness

- A new public access sports centre is proposed at Hartismere Academy

More of the proposals in the Plan

Green spaces protected

- 26 local green spaces are identified in the Plan which should be protected from development. Some important views within and outside Eye are identified as needing protection from the effects of development

Additional food shopping

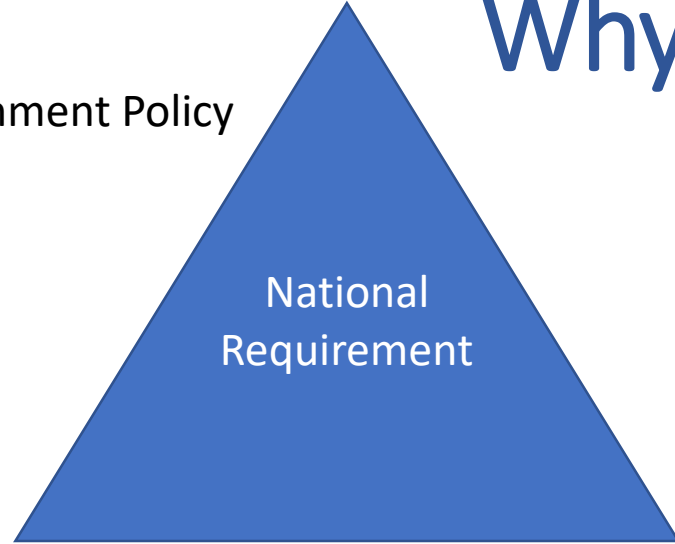
- We have spoken to the operators of the two small supermarkets in the Town and they are concerned that these are not big enough to cater for future needs. Evidence shows that a modern food store adjoining the town centre helps to support independent shops and cafes

The contentious issues

- Why so many houses?
- Why a new food shop?
- Why develop the Town Council land?
- Why a crematorium?

Why so many houses?

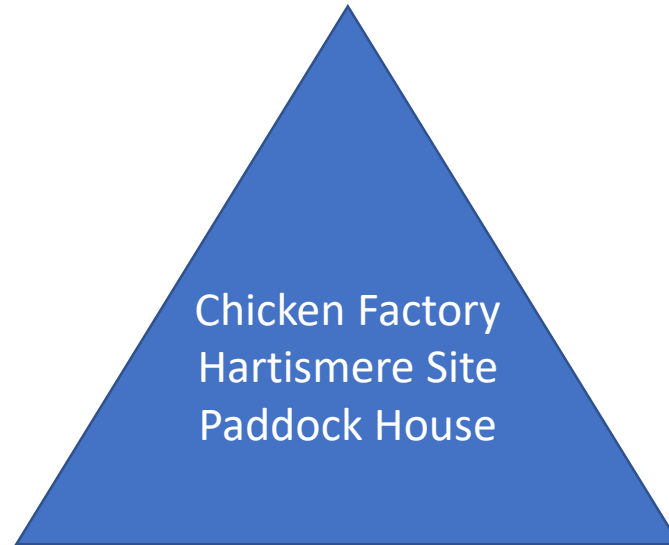
Government Policy



Local Need



Number of Houses



OPPORTUNITY

Why a new food shop?

- Neither of the two Co-ops think the present shops are big enough or well-placed to meet future demand
- A town Centre location (the Chicken Factory site) would benefit local shops and cafes
- If the Plan doesn't specify a site there is a risk of a larger supermarket been built on the outskirts of Eye that would draw trade away from the centre

Why develop the Town Council land?

- The housing development will enclose the land reducing its value
- The Council has a duty of best value in respect of its assets
- The agricultural land has not been used for allotments for some years
- The land used as allotments will only be developed if a suitable (better) alternative site can be found
- A judgement has to be made about the value of the allotment land to the users against the benefit to the Town of reinvesting a capital receipt from its sale or development
- If the Town Council develops the land it can provide the mix of housing the Town needs – affordable and sheltered and isn't driven by the profit motive of developers

Why a crematorium?

- A landowner is willing to provide a crematorium on a site adjacent to the cemetery
- There are potential benefits to the cemetery in terms of improved access and parking and potentially other benefits
- There is a potential economic benefit to the Town
- There is a national shortage of crematoria and our region is the second worst in the country
- The nearest crematorium is 22 miles away and waiting times are growing. This will get worse as the population in Suffolk grows and ages

Paddock House

A better alternative to the MSDC proposals

- The site is allocated for a mixture of market and affordable housing
- The policy requires that the green space is not developed
- Some public parking is kept on the edges of the site

Facilities and Infrastructure

Improvements required

- The Plan makes proposals for car parking, schools, health facilities, fitness facilities, new and improved pathways and cycle ways and additional food shopping
- A Traffic Management Plan will be prepared
- Developers will be required to pay for a range of facilities to be identified in a Town Infrastructure Plan

Also

- The Town Council is committed to funding improvements to the Town's services and facilities if it decides to sell its land for development

Consultation arrangements

- A copy of the draft NP will be placed in the Library
- It is also available through the website
- A leaflet will be distributed to every household
- A form for submitting comments will be widely available
- Comments **must** relate to the specific proposals in the draft Plan
- There will be a programme of presentations and exhibitions during November