

Briefing Note – Babergh and Mid Suffolk Local Plan – ‘Consultation Plan’

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This note summarises the main implications for Eye of the Consultation Plan.

Mid Suffolk DC is preparing a new Local Plan for the period 2014 – 2036. It will replace all current planning policies but is expected to take a further two years before it is adopted – 2nd draft early 2018, 3rd draft for Examination Spring 2018, Examination in Public Summer 2018, adoption Spring 2019. It was published for consultation for 12 weeks between August and early November.

This draft raises some issues and development options for comment – some with initial preferences. It is informed by a range of published documents including housing and employment market assessments. Population growth of 19% for Mid Suffolk is projected with significant ageing.

An additional 5820 dwellings are required by 2036 over and above commitments (existing permissions) for Mid Suffolk and a rate of 425 dwellings per year is required overall. There is enough employment land to meet expected requirements but not necessarily in the right place or of the right type. It is proposed to over-allocate both housing and employment land.

The need for sheltered and specialist housing for older people is identified.

A new settlement hierarchy is proposed based upon the number of services and facilities. Eye is identified in the ‘Urban areas and Market Towns’ category with Hadleigh, Needham Market, Pinewood, Stowmarket and Sudbury.

A range of options for the percentage spatial distribution of development are identified:

OPTION/%	IFA	UA/MT	CV	HV	H & C	NS
1	35	30	20	10	5	0
2	25-30	25-30	20-25	15	5	0
3	20	35	30	10	5	0
4	20	20	15	5	5	35

Key:

Option 1 – County Town Focused

Option 2 – Market Towns and Rural Areas Balanced

Option 3 – A12/14 Transport Corridor Focused

Option 4 – New Settlement

IFA – Ipswich Fringe Area

UA/MT – Urban Areas and Market Towns

CV – Core Villages

HV – Hinterland Villages

H &C – Hamlets and Countryside

NS – New Settlement

Given it has been identified in the Urban Areas and Market Towns Category Option 2 is likely to lead to the most development being allocated at Eye.

It is proposed to retain the Eye Principal Shopping Area which will be called the Eye District Centre – the extent of which is identified on the map below.

There is a commitment to providing the infrastructure required to support allocated development – ‘planning permission should only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity’.

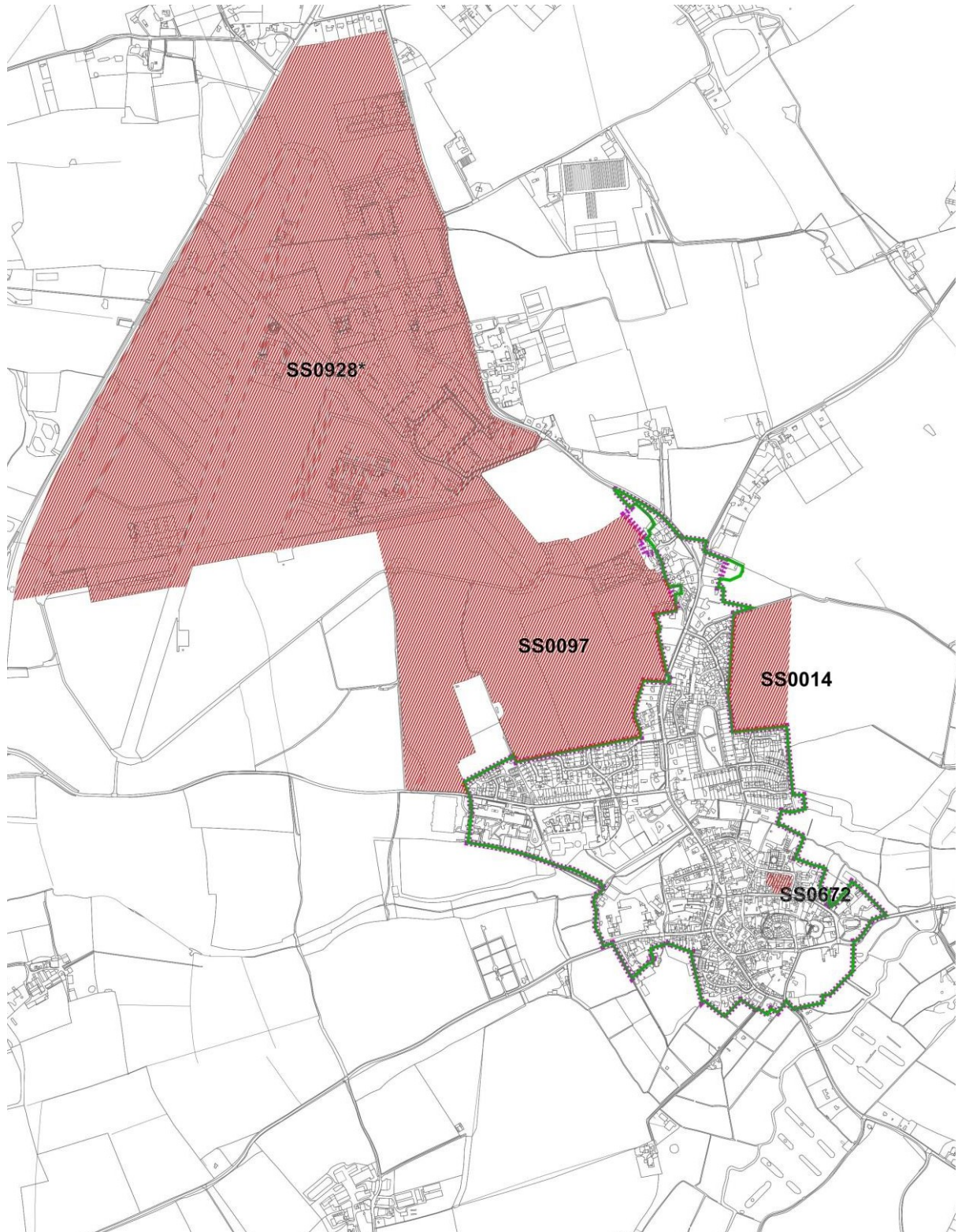
The Consultation Plan supports Neighbourhood Plans which it states can be prepared in parallel with the local plan.

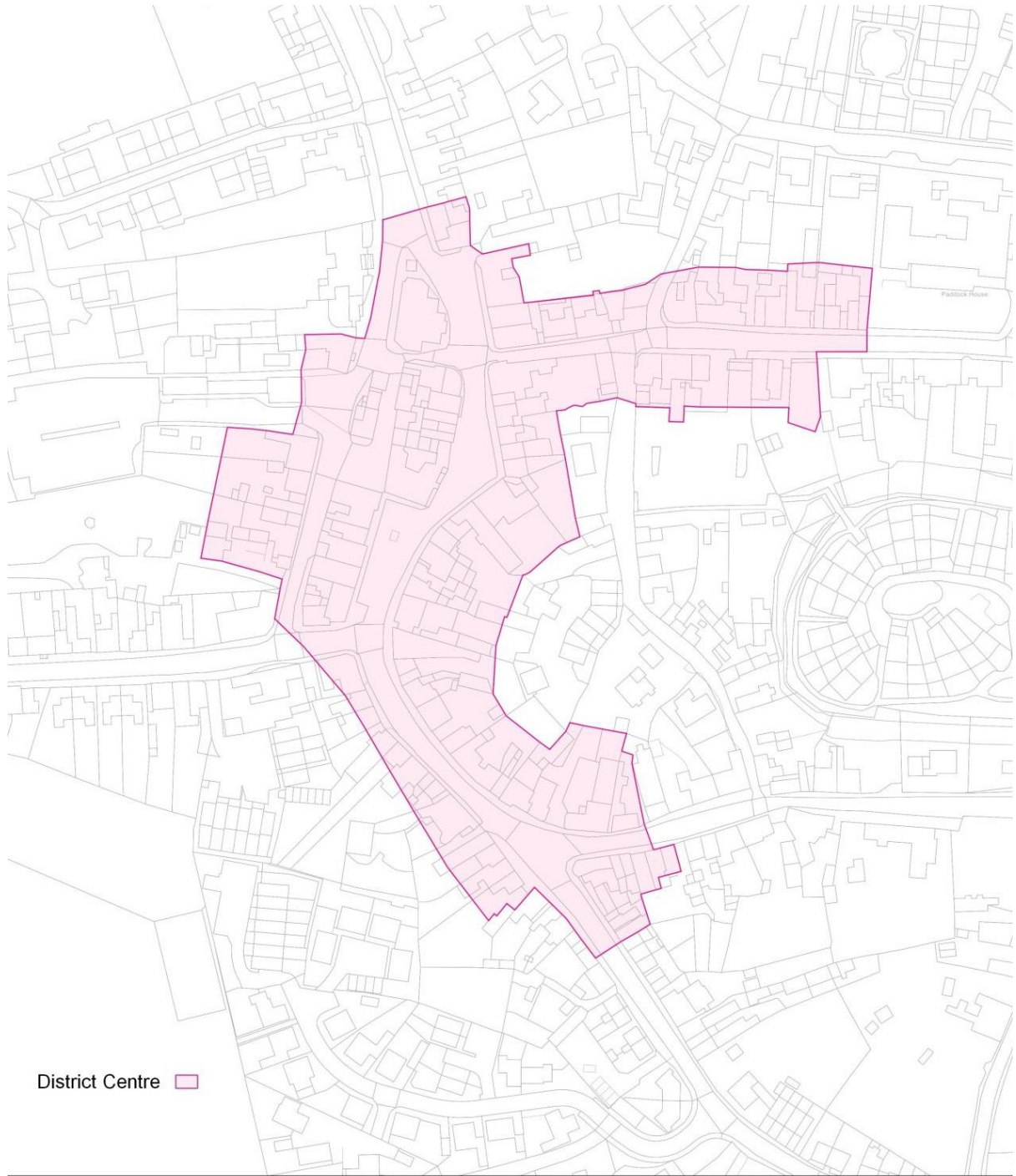
Eye has been identified as the centre of a functional cluster with Braiseworth, Brome and Oakley, Denham, Hoxne, Horham, Mellis, Occold, Redingfield, Stoke Ash, Thornham Magna, Thornham Parva and Yaxley.

The Eye settlement map is reproduced below. In addition to the Eye Airfield Employment area (which appears to be the same area as previously identified) there are three housing development sites identified:

1. Land north of Castleton Road and South of the Airfield Industrial Area – this comprises 48 hectares of land including the 28 hectares site which already has planning permission for 290 houses. The land availability assessment indicates that this area is affected by the HSE safety area (around the gas power station) and development of the whole site (2000 dwellings) would be disproportionate to the scale of the town. It indicates a capacity of 320 houses – 30 more than already have permission.
2. Land to the East of Century Road, off Victoria Hill – this site of 5.7 hectares could accommodate about 240 dwellings and is with a special landscape area designation.
3. Paddock House.

Eye Settlement Map





District Centre

Eye District Centre
