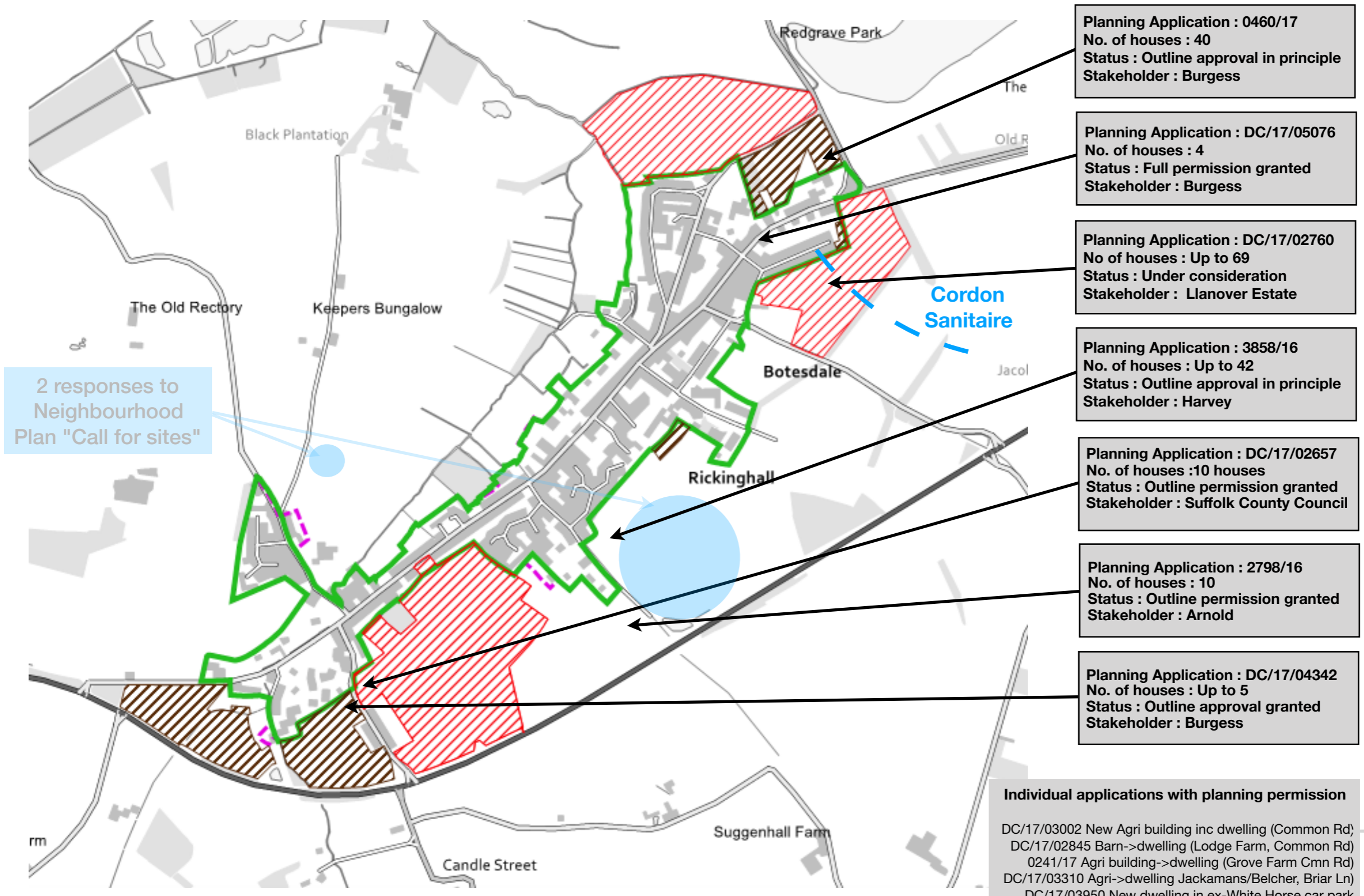


Botesdale & Rickinghall Development Demand based on Current Construction plus Granted and Pending Planning Decisions since 1.4.17



Planning Application : 0460/17 No. of houses : 40 Status : Outline approval in principle Stakeholder : Burgess	40
Planning Application : DC/17/05076 No. of houses : 4 Status : Full permission granted Stakeholder : Burgess	4
Planning Application : DC/17/02760 No. of houses : Up to 69 Status : Under consideration Stakeholder : Llanover Estate	69
Planning Application : 3858/16 No. of houses : Up to 42 Status : Outline approval in principle Stakeholder : Harvey	42
Planning Application : DC/17/02657 No. of houses : 10 houses Status : Outline permission granted Stakeholder : Suffolk County Council	10
Planning Application : 2798/16 No. of houses : 10 Status : Outline permission granted Stakeholder : Arnold	10
Planning Application : DC/17/04342 No. of houses : Up to 5 Status : Outline approval granted Stakeholder : Burgess	5

Individual applications with planning permission	
DC/17/03002 New Agri building inc dwelling (Common Rd)	5
DC/17/02845 Barn->dwelling (Lodge Farm, Common Rd)	
0241/17 Agri building->dwelling (Grove Farm Cm'n Rd)	
DC/17/03310 Agri->dwelling Jackamans/Belcher, Briar Ln)	
DC/17/03950 New dwelling in ex-White Horse car park	

Pre-1.4.17 approvals, now under-way or complete	
Chenderit (net 3); Jubilee House (3); behind Osmond House (3); by Tudor House (1)	10

Green Line = current settlement boundary
Pink dashed line = proposed settlement boundary extensions
Red lines = considered suitable for development by MSDC/Draft Joint Local Plan
Black Lines = not considered suitable for development by MSDC/Draft Joint Local Plan

180
5
10
195

How Many New Houses, Why, When and Where?

Houses Needed to 2036

In Mid-Suffolk	
Total*	5820
Total in the Core Villages (like Botesdale & Rickinghall)**	870-1750
In Botesdale & Rickinghall	
Anticipated allocation to 2036**	45-90
Granted/awaiting approval or under construction***	126-195
Shortfall	0

* Derived from economic, social and environmental factors to achieve sustainable growth

** Actual numbers depend on how MSDC distributes the allocation of houses across the district and the final agreed rate of population/housing need growth

*** The Llanover Estates application for 69 houses south of Diss Road has not yet been decided

How is the number of houses for Botesdale & Rickinghall determined?

Botesdale & Rickinghall are together *a settlement*

Settlements are identified as follows :

Ipswich fringe area

Urban Areas and Market Towns

Core Villages

Hinterland Villages

Hamlets and Countryside

Botesdale & Rickinghall, with its Services & Facilities, is a *Core Village*

The *draft* Joint Local Plan anticipates the Core Villages will be expected to provide 15%-30% of houses needed in Mid-Suffolk

The Neighbourhood Plan team is seeking assurance from MSDC that the already-approved 126 houses will (more than) satisfy the Botesdale & Rickinghall allocation between now and 2036

A Summary of the Housing Situation

The Bad : Current Planning Environment

The UK has a housing crisis, so the Government is wielding the big stick, which means :

Councils without a 5 year housing land supply (many of them), and with no Local Plan (Mid-Suffolk)...

...**MUST** grant planning permission unless :

- the negatives *significantly and demonstrably* outweigh the positives
- the umbrella planning guidance (National Planning Policy Framework, or NPPF) overrules it (unlikely!)

SO... available land is vulnerable to the granting of planning applications - almost beyond Council control

The Not So Bad : Consultation and Communication

Botesdale & Rickinghall are creating a Neighbourhood Plan, which means :

Writing down what our villages are like and want to be like by...

...talking and listening to our villagers (meetings, surveys)

...involving relevant experts (eg in planning, landscapes - to ensure we address key topics in the right way)

Resulting in a Neighbourhood Plan that the Council **MUST** by law respect

The Good? Existing Applications Sufficient until 2036

45-90 = Anticipated allocation expected of Botesdale & Rickinghall until 2036

126-195 = the number of new dwellings already in stages of approval in Botesdale and Rickinghall

Working with the Mid-Suffolk District Council, we seek confirmation that their expectation over the next 18 years will not exceed 90.

And during those 18 years we can adapt our Neighbourhood Plan to remain on the front foot.

The Reality Check

Negatives!

Things can always change. 1000s of houses are needed. The Council is struggling. There's a "Duty of Cooperation" - if area A can't provide enough houses, Area B must help. Objections are overridden from individuals and the Parish Council, by the "presumption in favour of sustainable development". Developers know this and are rushing in!

Positives!

The Neighbourhood Plan has its place in Planning Law - without it we are weak, with it, we really should at least stand a chance - defining our own housing need, type and location.

Neighbourhood Plan Steering Group Tasks

Mid-Suffolk District Council Tasks



- Task/input not started
- Task/input in progress
- Task/input completed