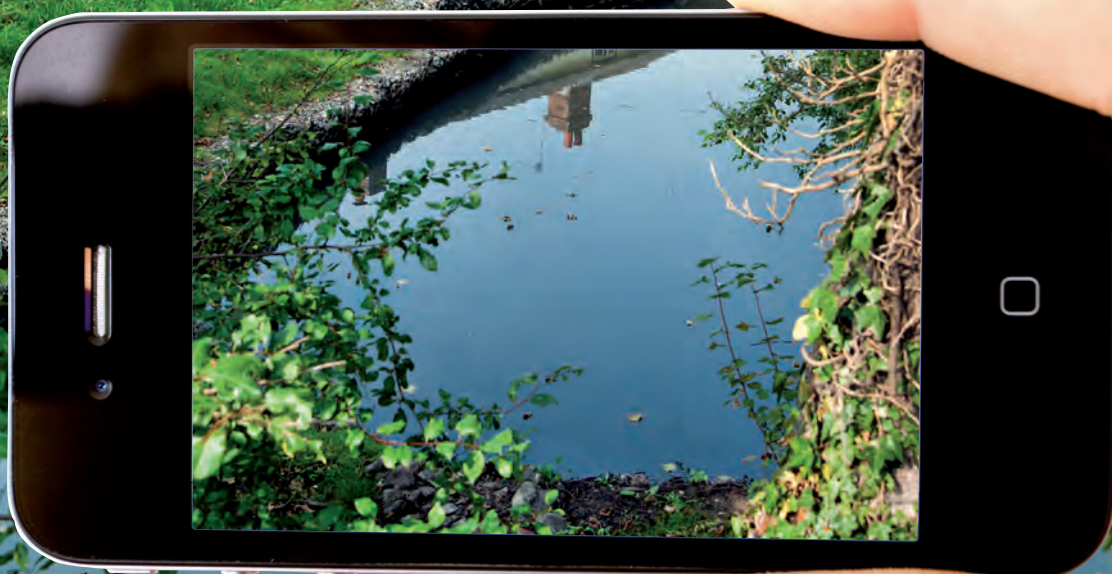


# RURAL VISION 2031



September 2014

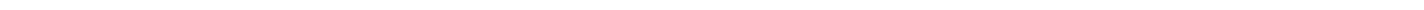
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# Rural Vision 2031



*St Edmundsbury*  
BOROUGH COUNCIL

## Foreword from Cllr John Griffiths, Leader of St Edmundsbury Borough Council

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Rural Vision 2031 provides a framework for managing the pressures and opportunities for growth in rural St Edmundsbury over the next two decades. Having this plan in place means that we will be in a stronger position to manage change locally, rather than having to react to pressures from others. It will also provide positive guidance for residents, investors, developers and infrastructure providers in terms of how and where our rural areas may develop, grow and continue to prosper, while protecting what we value most, including our rich heritage, environment and quality of life.

This Vision 2031 is the culmination of more than three years of hard work that was concluded through the examination of the document by a government planning inspector in early 2014. A series of consultation roadshows and drop-in sessions as well as numerous written and online responses, helped to inform the content of the Vision document. As well as Rural Vision 2031, there are separate Visions for Bury St Edmunds and Haverhill.

I would like to thank everyone involved in the preparation of this plan and hope there will be a continued engagement as proposals within it are delivered over the coming years.

A handwritten signature in black ink, reading "John Griffiths", with a long horizontal line underneath.

Councillor John Griffiths

September 2014

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# 1. Introduction

**1.1 Rural Vision 2031 is a document which provides a vision and planning framework for the rural areas up to 2031. It forms part of St Edmundsbury Borough Council’s Local Plan and is a formal development plan document, and is one of a number of plans which sets out the statutory planning policy for the rural areas. The policies presented here are a result of the outcomes of technical studies, work with local communities and other stakeholders over a period of three years, and an examination which was undertaken by an Independent Planning Inspector.**

## St Edmundsbury Local Plan

1.2 The Local Plan, formerly known as The Local Development Framework (LDF), consists of a series of different documents as illustrated below. It will eventually replace the existing Local Plan which was adopted in 2006.

## What is Rural Vision 2031?

1.3 By law, we have to produce a formal document which sets out how we will use land throughout the borough – our site allocations Local Plan. But St Edmundsbury wants to go further than simply allocating land. We want to encourage people to have a vision about the place where they live. The first part of this document sets out the borough council’s long-term vision for how we will deliver services up to 2031 (and in the short term has helped establish priorities for our 2012-2016 Corporate Plan). This section of the document is set out under ten themes. Within each theme are various actions to tackle the identified key issues facing the rural areas over the plan period. We know the borough council cannot alone carry out many of the actions within Rural Vision 2031, but working together we hope we can achieve most, if not all, of them.

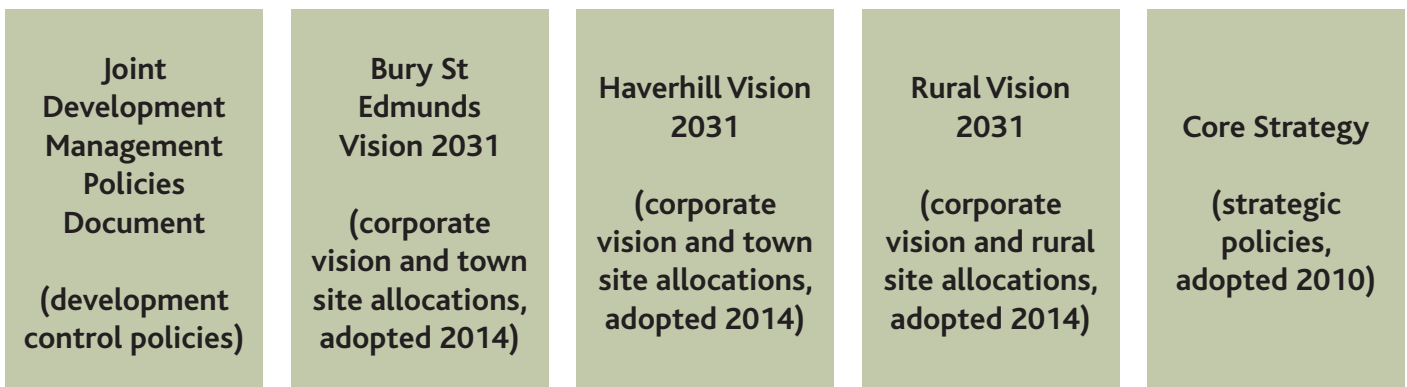
1.4 The themes, aspirations and

actions have helped us to set out the land use planning vision for the rural areas up to 2031. The village sections set out the allocated sites and policies to guide development in the rural areas. Accompanying the Rural Vision document is a Policies Map Book which provides maps for all those villages which have settlement boundaries, setting out the land use designations and site allocations.

1.5 This document meets the council’s priorities for the rural areas as set out in the adopted St Edmundsbury Core Strategy (December 2010). This will be achieved through the delivery of sustainable development which will:

- create the conditions for the growth of local employment and economic activity in the rural areas;
- secure a housing supply for local people at affordable levels which will help to maintain existing rural services and facilities;

## St Edmundsbury Local Plan Documents



## Policies Map

Figure 1 St Edmundsbury Local Plan

- maintain and enhance the rural area’s distinctive natural and built environment and heritage.

1.6 The area which the document covers is illustrated on the map below. The towns of Bury St Edmunds and Haverhill, and the strategic areas of growth adjacent to them, are covered in separate documents 'Bury St Edmunds Vision 2031' and 'Haverhill Vision 2031'.

**Working together**

1.7 The Vision 2031 documents were developed by working with neighbouring authorities, partner organisations and local communities. Where there were

areas of common interest the council sought to actively engage with its neighbours, to resolve any potential issues and ensure that cross boundary issues were dealt with coherently with strategic priorities aligned as far as possible. This collaboration continues through the local plan preparation process and on specific issues. Community input into the Vision documents helped to develop what is considered to be a shared vision for the future of the area, with the priorities reflecting those of the people that live and work in the borough every day.

**Infrastructure Delivery Plan**

1.8 We are planning for long term

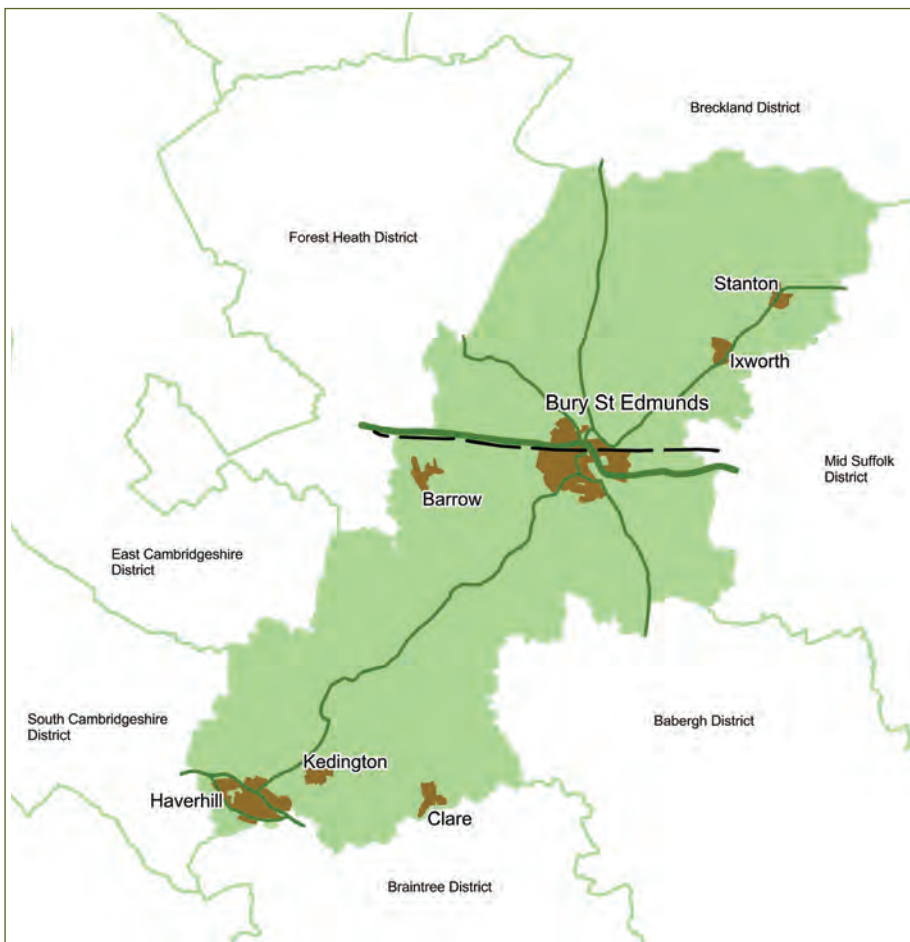
growth so that there is certainty in how and where villages will grow. This ensures that service providers can plan and deliver the necessary infrastructure to enable the planned growth to happen when it is required. This would include such facilities as roads, sewers and water infrastructure.

1.9 An Infrastructure Delivery Plan (IDP) accompanies the Rural Vision document which sets out the infrastructure requirements for the rural areas, at the time the Vision was prepared, and how these will be funded, to ensure that the vision and allocations in this document can be delivered. The IDP is available on the council’s website at [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

**Sustainability Appraisal and Habitats Regulations (Screening) Assessment**

1.10 The policies in this document were assessed in a Sustainability Appraisal report and a Habitat Regulations Assessment Screening (HRA), both of which accompany this document.

1.11 The Sustainability Appraisal and the Habitat Regulations Assessment Screening apply to the planning policy elements of this document as required by the Strategic Environmental Assessment (SEA) Directive 2001/42/EC and Habitats Directive 92/42/EEC. The corporate aspirations and actions were not subject to Sustainability Appraisal or HRA as they set the corporate direction for the council up to 2031, are not specifically related to land use planning and therefore





did not have to be subject to appraisal.

### Glossary of terms

- 1.12 Local Plan documents frequently use jargon and acronyms. To help understand what these mean we have included a Glossary of terms in Appendix 1.



## 2. Strategic context

### Relationship with other plans and strategies

**2.1 This document is in general conformity with the National Planning Policy Framework (NPPF) and St Edmundsbury's Core Strategy. It supports the objectives of the council's partners such as Suffolk County Council, police, fire and public health bodies.**

2.2 The document has been developed in the context of a number of plans and strategies detailed below.

### National Planning Policy Framework (March 2012)

2.3 In March 2012 the Government published the National Planning Policy Framework (NPPF) which aims to make the planning system less complex, more accessible and which works to promote sustainable growth. The NPPF states that the planning system should be based on national policies, local and neighbourhood plans and positive management of development. It places a presumption in favour of sustainable development which all Local Plans should reflect and be based on, and requires plans to include policies which guide how this presumption will be reflected locally. There are three dimensions to sustainable growth in the NPPF which the Rural Vision document seeks to address:

- 'An economic role – contributing to building a strong, responsive and competitive economy.
- A social role – supporting strong,

vibrant and healthy communities.

- An environmental role – contributing to protecting and enhancing our natural, built and historic environment' (NPPF, Para 7, March 2012)

2.4 The presumption in favour of sustainable development means that meeting the development needs of an area with sufficient flexibility to adapt to change is a key element of the development strategy in this Rural Vision document. The Rural Vision also needs to show that cross-boundary issues have been considered and that the duty to cooperate with neighbouring authorities can be demonstrated.

2.5 The NPPF also gives greater powers to local communities to develop visions for their neighbourhoods to deliver sustainable development. Communities should support the strategic development needs set out in Local Plans, plan positively to support local development and identify opportunities to use neighbourhood development orders to grant planning permission for developments consistent with the neighbourhood plan.

2.6 The NPPF requires that factors such as infrastructure requirements, environmental assessment, the historic environment and the health and wellbeing of residents should be considered whilst ensuring viability and deliverability of proposals in line with sustainable objectives.

2.7 The NPPF goes on to state that

in rural areas, 'local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs particularly for affordable housing'. It is also emphasised that 'housing should be located where it will enhance or maintain the vitality of rural communities' and that where there are groups of smaller settlements, development in these may support services in nearby villages. (National Planning Policy Framework, paragraphs 54 and 55, March 2012, DCLG.)

2.8 Regard has therefore been had to the NPPF and the guidance within it, including the objective of achieving sustainable development. Policy RV1 is therefore intended as an overarching policy that seeks to enshrine at a local level the council's commitment to the presumption in favour of sustainable development.

### Regional Spatial Strategy

2.9 The Regional Spatial Strategy was prepared by the former East of England Regional Assembly. It formed part of the Development Plan and established the level of housing growth in each district within the region. In May 2010 the Secretary of State for Communities and Local Government wrote to all local authority Leaders highlighting the coalition Government's commitment to 'rapidly abolish Regional Strategies and return decision-making powers on housing and planning to local councils'. The Regional Strategy for the East of England was formally

### **POLICY RV1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

*Note: This policy has been published by the Planning Inspectorate and is required to be included in all Local Plans.*

revoked on 3 January 2013. St Edmundsbury took early steps, in July 2010, to investigate the potential impact of the removal of the Regional Spatial Strategy. This concluded that there is a robust local evidence base in place to justify the housing numbers in the Core Strategy and there was no reason why we should not continue with these numbers at this time. The Planning Inspector examining the Core Strategy concurred with this view.

### **Suffolk Community Strategy**

2.10 The Western Suffolk Sustainable Community Strategy, prepared by the Western Suffolk Local Strategic Partnership (WSLSP), was referred to and used during the preparation of the Core Strategy document. The WSLSP has now been dissolved; its successor, the West Suffolk Partnership, has not produced a community strategy as there is no longer a statutory requirement to do so and the vision element of the three Vision 2031 documents fulfils that purpose.

2.11 The Suffolk Strategic Partnership, and the organisations that form it, have worked together to produce the document 'Transforming Suffolk, Suffolk's Community Strategy 2008 to 2028'. This strategy will deliver improvements to the quality of life in Suffolk, for its people and for communities. The overall ambition for the strategy is:

*'By 2028 we want Suffolk to be recognised for its outstanding environment and quality of life for all; a place where everyone can realise their potential, benefit from and contribute to Suffolk's economic prosperity, and be actively involved in their community.'*

2.12 We have used this strategy to ensure that where appropriate the spatial elements of the Suffolk Strategic Partnership Community Strategy are reflected in this document.

### **Core Strategy**

2.13 The Core Strategy is a high level strategic planning framework for the whole of St Edmundsbury. Preparation started in 2007 and the document was formally adopted by the council in December 2010. The Core Strategy has already determined how many new homes and jobs we need to plan for in St Edmundsbury and the locations for the main areas of growth. The Core Strategy identifies a long term strategy for the rural areas and that:

- sites for approximately 1600 new homes are needed in the rural areas up to 2031 to meet projected needs;
- sites for other uses also need to be identified;
- this growth will be provided in those Key and Local Service Centre villages which have a range of services and facilities to meet local needs; and
- the additional growth in the rural areas will depend on whether the natural and built environment can



## The Replacement St Edmundsbury Borough Local Plan 2016

- 2.16 In 2006 the council adopted a Local Plan for the borough that set out the planning policies and proposals for the area to 2016. This included the identification of sites for development in the rural areas as well as zoning areas with particular planning constraints. With only two years remaining, there was a need to identify the longer term planning proposals for the rural areas to meet the needs of both current and future residents. Along with the Core Strategy, the Rural Vision 2031 does this.

## Vision 2025

- 2.17 The council prepared a vision document for the whole of St Edmundsbury in 2005. Vision 2025 was designed to give a clear and shared vision of 'how we see the beautiful and successful area of St Edmundsbury in 20 years' time – and to help realise the aspirations of our community, be that for local residents or local businesses'.
- 2.18 It was prepared after talking to a range of partner organisations and the local community to identify the main challenges that needed dealing with by 2025. This resulted in the vision and the action plans for delivery contained in the final Vision 2025 document.

- 2.19 Vision 2025 needed reviewing to see what's changed and to extend the period that it covers to match the timeframe of the Local Plan. The Rural Vision 2031, Bury St Edmunds Vision 2031 and Haverhill Vision 2031 documents will supersede the Vision 2025 document.



accommodate the development without causing harm to the environment, and whether any existing or planned infrastructure can cope with the development.

- 2.14 Rural Vision 2031 has put some flesh on these Core Strategy proposals and provided an opportunity for anyone with an interest in the rural areas to contribute to the shaping of its future.

## The Joint Development Management Policies document

- 2.15 The Development Management Policies document will contain those policies that are primarily used on a day to day basis to determine planning applications. The policies are not generally location or site specific. The borough council is preparing this document in partnership with Forest Heath District Council.



## 3. Profile of the rural area

### 3.1 Population

- i) St Edmundsbury is predominantly rural. 42,800 people or 38% of its population live in its rural area.
- ii) The population of St Edmundsbury's rural area is increasing, whilst nationally the rural population is declining.
- iii) There are a higher proportion of older people living in the rural areas than in the towns: nearly a quarter of the rural population is 65 or over.
- iv) The majority of the rural population live in one of the borough's 80 villages.

### 3.2 Homes and communities

- i) In 2011, 73% of homes in the rural area were owned by their occupants, either outright or with a mortgage, a higher proportion than in the towns. This compares to 68.8% owned outright or by mortgage in Suffolk as a whole.
- ii) In 2012, the average price of properties sold in the rural area was over £276,000. House prices of 3 to 3.5 times income are generally considered affordable, but in the rural area, the ratio is 8.4. The average house price in Suffolk (including urban areas) is £168,000.
- iii) House prices are high while incomes are comparatively low, so that low-income families cannot compete with affluent incomers.
- iv) In 2011, 13% of homes in villages in the borough were privately rented and 7% rented from social landlords. This can be compared with figures of 15% privately rented and 10% social rented across the whole borough, and 14% privately rented and 7.2% social rented across Suffolk.
- v) As of January 2013, housing associations provide about 2300 affordable homes in the rural areas.
- vi) In December 2012, 323 households in rural locations were on the housing register. This, and the Strategic Housing Market Assessment, suggests that there is a shortage of



- affordable rural housing.
- vii) The highest proportion of fuel poverty, by a significant margin, is found in the rural area (20%) which compares to 16% for St Edmundsbury as a whole<sup>1</sup> and 18.5% across the whole of Suffolk. The average SAP rating of rural houses is 46 (Band E). This can be compared with an average SAP rating in Bury St Edmunds of 51 and 59 in Haverhill<sup>2</sup>.
  - viii) Houses are deemed non-decent if they are in a poor state of repair, have insufficient amenities or low thermal comfort. 29.9% of rural homes are non-decent, compared to 30.8% in Bury St Edmunds and 16.2% in Haverhill<sup>3</sup>.
  - ix) 27.9% of vulnerable people in the rural area live in non-decent homes compared to 46.7% in Bury St Edmunds and 12.1% in Haverhill<sup>3</sup>.

### 3.3 Rural jobs and economy

- i) There is little local employment in the rural areas and many people either commute to jobs elsewhere or are not economically active.
  - ii) The largest rural employment sectors are manufacturing (14.4%), public administration (11.1%), construction (10%), and education (10%) (BRES, 2011).
  - iii) Large public sector employers include Suffolk County Council,
- which employs staff at rural schools and other facilities, and HMP Highpoint and Edmunds Hill in Stradishall. The military is also a significant employer in the rural areas at Honington and Barnham.
- iv) Large commercial employers in the rural areas include Vion meat processing in Great Wratting near Haverhill, Thomas Ridley and Co at Rougham, DHL at Stanton and Morrison Utility Services in Risby.
  - v) The structure of the rural economy has changed in recent years, with an increase in the proportion of the public sector workforce and a decrease in manufacturing.
  - vi) There are a number of rural employment areas including those at Barnham, Chedburgh, Ingham, Risby, Rougham, Saxham and Stanton. Several are conversions of former military installations. Rougham, Saxham and Risby are on the A14 close to Bury St Edmunds, so they are more accessible and less rural than the others.
  - vii) Only about 1.1% of the rural workforce is employed in agriculture, forestry and farming, which translates to only 0.2% of the borough's workforce as a whole (BRES, 2011). The agricultural sector is under huge pressure, but it is very important in St Edmundsbury both because it provides the raw materials for the food and drink industry

- and because it is part of the essential character of the area.
- viii) The proportion of people who work where they live is lower than in either of the two towns. Many residents of the villages close to the two towns commute there for work.

### 3.4 Rural travel and transport

- i) Many rural roads are narrow and unsuitable for heavy goods vehicles
- ii) There are some key transport routes in the rural area, such as the A143 which links Bury St Edmunds to Haverhill and to Lowestoft and Great Yarmouth.
- iii) The bus services in the rural area vary by location, from providing a good travel-to-work service to infrequent or no service at all.
- iv) There are a few rural community transport schemes starting up which provide an important facility for those with mobility issues and with no access to a car.
- v) The car remains the main mode of transport for people who live in the rural areas due to lack of alternatives.

### 3.5 Sustainability and climate change

- i) The eastern region is the driest in the UK and most rural communities rely on underground water reserves either through mains supply or

1 Sub-regional fuel poverty levels, 2009. DECC

2 SAP is the Government's standard assessment procedure for energy rating of buildings. Higher ratings are better, so the low rural rating is a cause for concern

3 SEBC Private Sector Housing Stock Condition Survey, June 2008



private boreholes. Future water availability will have a significant impact on local food production, affecting the economics of farming and the food industry.

- ii) Rising energy prices mean that more households will find energy unaffordable and some energy sources unavailable. Many villages are not connected to the gas grid network and have to rely on oil, LPG or electric heating. Many rural homes have poor energy efficiency, and use more energy to produce heat.

### 3.6 Crime and safety

- i) Antisocial behaviour is an issue in some of the larger villages.
- ii) Speeding traffic is the issue most frequently raised in the rural areas.

### 3.7 Infrastructure and services

- i) Rural infrastructure issues are very different to urban ones.
- ii) Most villages do not have a general store or post office although many have a public house and a village hall or community centre.
- iii) Most services are in the towns and public transport is infrequent, so reaching services is difficult for people without their own transport.
- iv) Providing sewerage capacity, gas, oil and water and broadband to meet the needs of rural communities is a key issue. The majority of the rural areas is not served by gas mains and oil fired heating systems are the main method used to heat homes. The steadily increasing cost of oil has led to fuel poverty in some areas.



### 3.8 Culture and leisure

- i) Leisure facilities managed by the borough council in the rural areas include West Stow Anglo-Saxon Village and Country Park and Nowton Park.
- ii) The county council runs libraries at Ixworth, Kedington and Clare.
- iii) Suffolk Wildlife Trust has taken over the management of Knettishall Heath from Suffolk County Council and Clare Town Council has taken over the management of the country park, with the assistance of the borough council.
- iv) Many villages have their own village halls and community centres, sports field and play areas; most are managed by the parish council or local community organisations.
- v) There are many areas of woodland and open space managed by voluntary organisations, such as Ickworth House and estate, which is managed by the National Trust.
- vi) Many of the rural villages are very attractive and are a draw for tourists, particularly Clare and Cavendish.

### 3.9 Health and wellbeing

- i) The rural areas provide opportunities for outdoor activities which can provide health benefits and improve quality of life.
- ii) Many people choose to live in the rural areas for the peace and quiet it brings; however, young people can find it difficult to take part in out-of-school activity and may feel isolated. Elderly people may also find it difficult to reach services just when they need higher levels of medical care.
- iii) Deprivation in Rural Suffolk (Deprivation in Rural Suffolk Report, OCSI, 2008) identified part of Barningham and Ampton and Timworth as being among the 10% most deprived areas in Suffolk. Nowhere in St Edmundsbury is categorised as being within the most deprived areas of England (Index of Multiple Deprivation (2007), as discussed in St Edmundsbury: District Profile, SCC (April 2010)).
- iv) The rural population is generally older than the urban population. They may also live in older houses that are difficult and expensive to heat.
- v) Generally the quality of the rural environment is good, but traffic emissions are the main source of pollution.

### 3.10 Education and skills

- i) The rural areas are currently served by both two-tier and three-tier school systems. Each pyramid of schools feeds into upper schools in Bury St Edmunds, Haverhill or Thurston. Some pupils also travel to schools outside the borough's boundary, such as to schools in Sudbury, Essex and Cambridge.
- ii) Education and the provision of school places is a county council responsibility. However, the Government has invited all schools to apply for academy status, and is also inviting groups to set up free schools, neither of which are under local authority control.
- iii) There are 19 primary schools at Bardwell, Barnham, Barningham, Barrow, Cavendish, Clare, Great Barton, Great Whelnetham, Honington, Hopton, Horringer, Hundon, Ixworth, Kedington, Risby, Rougham, Stanton, Thurlow and Wickhambrook. There are currently only two middle schools in the borough's rural areas, at Stanton and Ixworth.
- iv) The three-tier system currently in operation in the Thurston pyramid is due to be reorganised into a two-tier system by September 2014 as part of the county-wide School Organisation Review (SOR). The Thurston Partnership is introducing a new two tier structure in the Thurston area which includes the eight primary schools and two middle schools in the northern part St Edmundsbury. This will result in the closure of middle schools at Stanton and Ixworth from September 2014. This reorganisation was completed in Haverhill and surrounding



- area in September 2011, affecting the primary schools at Wickhambrook, Cavendish, Clare, Hundon, Kedington and Thurlow. Clare Middle School closed in August 2011. The premises were transferred to the new Free School; the Stour Valley Community School, serving 11-16 year olds, which opened in September 2011.
- v) Stanton houses the only rural Sure Start Centre, but Sure Start Centre activities are sometimes held in village halls as outreach from Haverhill and Stanton.
- vi) Over half of all rural school leavers enter sixth form, and over a third go on to some other form of higher education.
- vii) In November 2012 the percentage of school leavers who became 'NEET' (not in employment, education or training) was broken down by school cluster as follows; Bury St Edmunds: 4.9%; Haverhill: 7.4%; Thurston: 4.45%. These figures can be compared with a Suffolk average figure of 6.13%.
- viii) St Edmundsbury district has higher working age skill levels than the county as a whole, and notably a higher proportion of the population educated to degree level (NVQ level 4) or

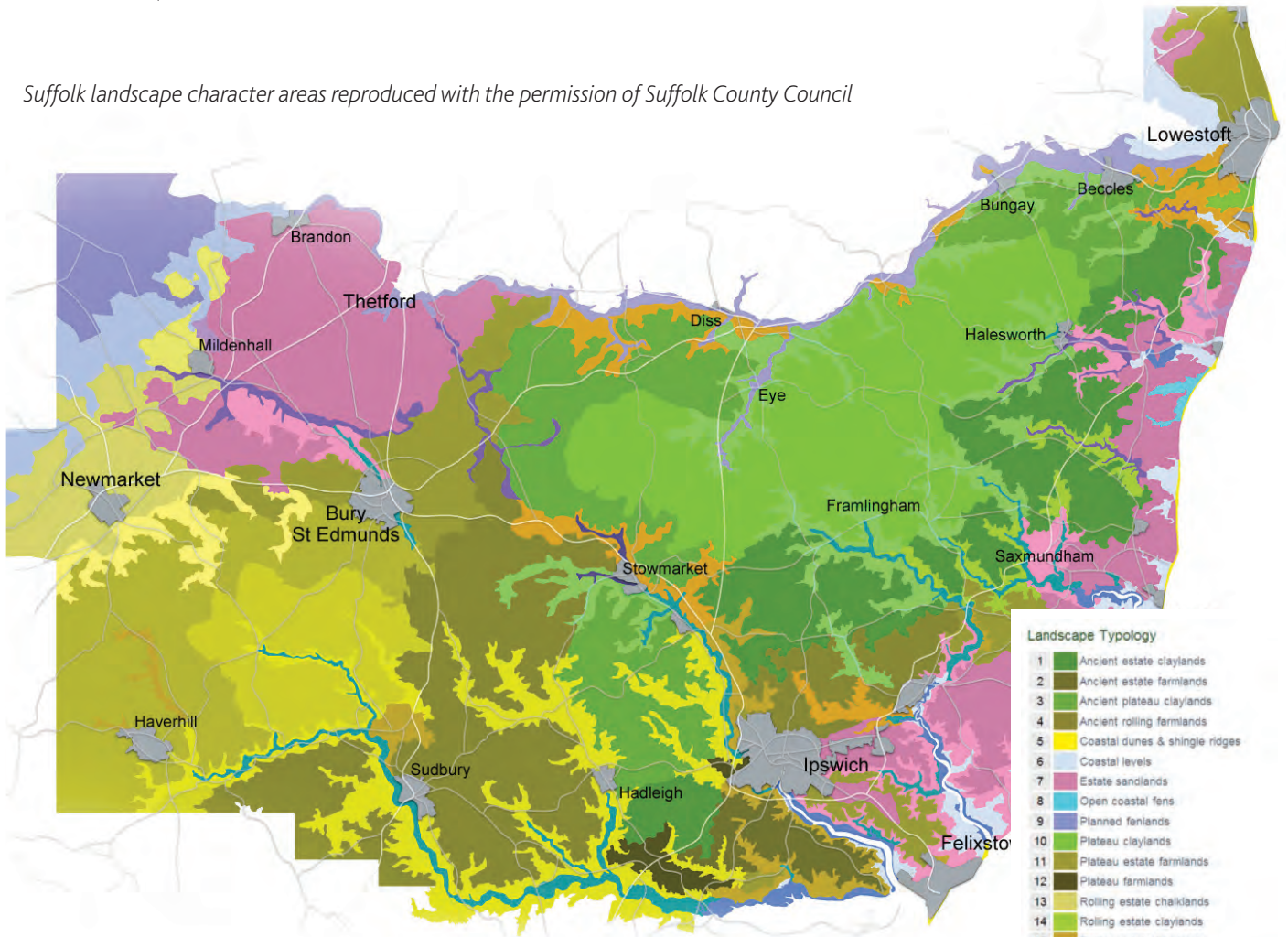
above than the regional and national level (St Edmundsbury District Profile, SCC, April 2010).

### 3.11 Historic and natural environment

- i) The rural areas are made up of a variety of distinctive and unique landscapes including Breckland to the northwest and elsewhere farm and estate land.
- ii) 31 villages in the borough have conservation areas and there are nearly 2000 listed buildings in the rural area which, together with the countless traditional unlisted buildings, contribute to the distinctive character of the rural area. There are 58 Grade I listed buildings and 13 Buildings at Risk in the rural area. Listed historic parks and gardens are located at Ickworth Park, Euston Estate and Culford School.
- iii) Many parks have both natural and historic attractions, for example, Clare Country Park, Ickworth Park and West Stow Anglo-Saxon Village and Country Park.
- iv) The borough's rural areas are very diverse. On its northern fringe is the Brecks, one of the driest parts of Britain, including forest, open heathland and



Suffolk landscape character areas reproduced with the permission of Suffolk County Council



agricultural land and to the south is the River Stour and Dedham Vale. The Stour Valley is not part of the Area of Outstanding Natural Beauty (AONB) but has many fine qualities which are worthy of protection. Work is being undertaken to explore whether a local or national designation should be applied to the part of the Stour Valley which falls within the borough. The council was a founder member and continues to support the work of both the Dedham Vale and Stour Valley Project and the Brecks Partnership to promote these two unique landscapes for tourism and nature conservation.

v) St Edmundsbury contains a number of river corridors: the River Glem; River Lark and River

Linnet; the River Stour and Stour Brook; the Blackbourne; and the Little Ouse. These river corridors are valuable natural resources which can provide open space and access links throughout the rural area, although the river valleys are often inaccessible located on private land.

vi) St Edmundsbury has three distinct landscape areas, as illustrated on the map below: Breckland; the high Suffolk claylands; and the south Suffolk claylands, however these are subdivided on a county scale into 16 landscape character types including the river valleys and historic farmland.

vii) The borough has three nature conservation sites of international importance, namely Breckland Special Protection Area (SPA) and

Special Area for Conservation (SAC) which supports the Stone Curlew, Woodlark and Nightjar species and the Waveney and Little Ouse Valley Fens SAC. There are 22 sites of national importance (Sites of Scientific Interest and National Nature Reserves), the largest of which are within Breckland. Sites of local importance (mostly county wildlife sites and Local Nature Reserves) cover about 5% of the borough.



## 4. Prince's Foundation Community Capital Visioning

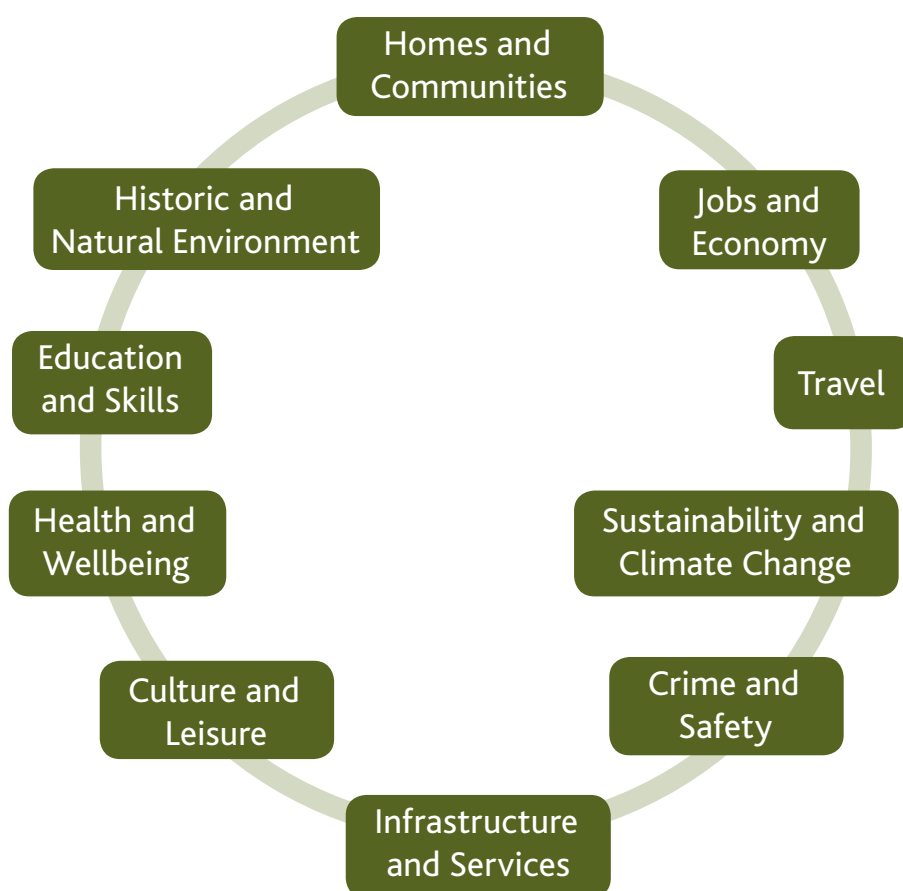
- 4.1 **The Prince's Foundation was appointed to engage with borough councillors and staff to help increase understanding about how to create sustainable communities and through this identify key issues, assets and opportunities for the borough.**
- 4.2 The Prince's Foundation used its Community Capital Framework tool which builds upon the rural areas' existing and potential community capital. Based on four dimensions – natural, social, built and financial capital – this provides a framework for achieving sustainable communities.
- 4.3 These five vision statements, below, were identified by the Prince's Foundation work.
- 1 **'Delivering and valuing local services'** – a need to ensure rural communities have a range of accessible goods and services.
  - 2 **'Localism for the countryside'** – a need to increase awareness and education of rural livelihoods.
  - 3 **'Living villages'** – ensuring there is a suitable range of housing in rural areas, especially for both young and elderly people.
  - 4 **'Seats on demand'** – a need to find different ways of accessing the rural areas through rural community transport schemes.
  - 5 **'Looking after home and country'** – a need to ensure that the countryside is enhanced through any new development by using the local building style.
- 4.4 The outcomes from this work helped identify the key challenges and inform the objectives and vision for the rural areas, but only formed one part of the information process in the preparation of Vision 2031. The full report is on the council's website at [www.westsuffolk.gov.uk/backgroundpolicyevidence](http://www.westsuffolk.gov.uk/backgroundpolicyevidence).



## 5. Key challenges for the rural areas

5.1 Vision 2031 starts by looking at 10 different themes, illustrated in the diagram below, which are closely interlinked. The key challenges for each theme are identified below, but many of these apply to several of the themes.

- **An ageing population:** Nearly a quarter of the rural population is aged over 65. People may need their homes to be improved, adapted and kept warm as they get older. They are increasingly likely to need health care services and in some instances specialist residential care. Many do not have cars and are reliant upon public transport or friends and family.
- **Broadband:** Broadband is especially important in the rural areas. It enables businesses to function away from towns, allows people to work from home and the opportunities it offers help reduce the need for travel. It has important social benefits by enabling people to keep in touch and it can also be used to deliver some services such as virtual medical advice. Broadband coverage in the rural areas is often patchy.
- **Multi use of schools:** Maximising the use of school facilities is a recurrent theme as it is far more cost-effective to open school facilities to community use than to build new community facilities. It also helps the schools to be part of the communities in which they are situated and provide potential benefits to these communities, for example, through the shared use of the existing public sector



broadband network. The use of these facilities after school hours at weekends and during holidays will need to be explored.

- **Village halls:** Several of the themes stress the importance of village halls and other community facilities as potential hubs for delivering health and social services, as locations for leisure activities and as bases for community and voluntary groups, and even as pubs and post offices. Village halls need to be as multi-purpose as possible.
- **Jobs:** Local communities are very concerned about whether there will be enough jobs for all sectors of the rural community in 2031. There are concerns about whether

the education system is equipping young people for the likely jobs of the future. The separate worlds of education and employment need to be brought much closer together.

- **Transport and traffic management in the rural areas:** Many of the roads in the rural areas are quiet country lanes and were not designed for the levels and speeds of traffic which use the road network today. There are safety issues along many stretches of roads in the rural areas, particularly on approach to and entering villages. The use of rural roads by HGVs is also recognised as an issue for many village communities.





- Ensuring an adequate supply of affordable housing:** The provision of affordable housing in rural areas is an important issue for many rural communities. With high house prices many first time buyers and those on low incomes are finding it increasingly difficult to find a home in the rural areas and in villages to which they have local connections.
- Responsibility:** Several of the themes identify the need for people and groups to take more responsibility for aspects of their own lives; for example, combating local crime and antisocial behaviour and promoting good

health. The education section suggests that educating young people in citizenship would be a good way to start this process. There is also a need to tackle issues of social exclusion in the rural areas which can be done most effectively through good partnership working with other agencies and organisations.





## 6. Rural Vision

### 6.1 A rural-wide vision, which seeks to identify how the rural areas will grow and positively respond to changing demands over the plan period to 2031, has been developed which is based on:

- the spatial vision in the adopted Core Strategy;
- the issues and challenges identified during the preparation of the Rural Vision document;
- the aspirations identified in the themes and actions sections of this document; and
- the work The Prince's Foundation undertook in the autumn of 2011.

6.2 The Core Strategy (December 2010) contains a vision for St Edmundsbury which has close regard to the Western Suffolk Local Strategic Partnership's objectives (in view of the absence of an overall vision in the, now former, Western Suffolk Sustainable Community Strategy). The main part of the Core Strategy vision which relates to the rural areas states:

6.3 It is important that a vision for the rural areas is established alongside the already established vision statements for Bury St Edmunds and Haverhill in the Core Strategy, and that these complement and add a more local dimension to the Core Strategy vision above.

The vision for the rural areas of St Edmundsbury is that, by 2031:

*"Outside Bury St Edmunds and Haverhill, new development will be focused primarily on those settlements where there are good levels of services and facilities, having regard to the environmental and infrastructure capacity of those settlements and the desire to safeguard existing services and employment."*  
Core Strategy  
(December 2010)

*Well designed, safe and integrated sustainable communities will provide appropriate housing to meet the needs of the local people.*

*There will be a range of thriving and accessible local rural services, local employment opportunities, community, leisure and cultural facilities, and open spaces which will be well connected to nearby towns.*

*The unique and special qualities of the natural and built environment have been protected and enhanced wherever possible.*

*There will be excellent transport options for pedestrians, cyclists and users of public transport and new development will have regard to the local environmental and infrastructure capacity.*

6.4 Achievement of the vision will require working closely with key organisations and agencies. New development will be expected to deliver essential affordable housing, rural employment opportunities and contribute to the provision of local community facilities that will help achieve the overall vision for the rural areas.

## 7. Rural objectives

**7.1 Having objectives helps to provide a framework so people can monitor Rural Vision 2031's performance. Objectives have been developed which set the context for delivering the spatial vision, policies and proposals in the Rural Vision 2031 document.**

7.2 The objectives have been developed taking into account:

- the strategic spatial objectives identified in the adopted Core Strategy;
- background research; and
- the issues and priorities identified in response to the Rural Vision issues and preferred options consultations and the council's vision for the rural areas.

The objectives relate strongly to those in the adopted Core Strategy and the links are shown with the Core Strategy objective reference number illustrated at the end of each objective.

### Objective 1

To meet the housing needs of the rural areas, with a particular emphasis on the provision of affordable homes and an appropriate mix of house types for local people and of appropriate housing for an ageing population. (CS: A)

### Objective 2

To maintain and develop the rural economic base through the provision of rural employment sites, ensuring appropriate infrastructure provision, such as broadband, to support local rural enterprise and the economy. (CS: B)

### Objective 3

Provide a level of development which helps to maintain and enhance the existing base of community, recreation and health services and facilities appropriate to the requirements of individual villages. (CS: C, E)

### Objective 4

To ensure that any new development is safe and does not compromise the natural and built up character, identity and local distinctiveness of the rural area and improves access to green space and the countryside. (CS: C, D, G, H)

### Objective 5

To ensure development is located on sites well related to the existing settlement, services and facilities, including local employment opportunities, to help reduce the need to travel by unsustainable means. (CS: F)

### Objective 6

To support and encourage all means of sustainable and safe rural transport, including community-led transport schemes, public transport improvements, and cycleway and footway improvements. (CS: I)

### Objective 7

Achieve an appropriate scale and form of development that meets local needs and maintains the villages' identities. (CS: C)

### Objective 8

To ensure that development is built to high standards of environmental sustainability guided by the need to mitigate and adapt to a changing climate



paying particular attention to reducing energy and water demand and ensuring their sustainable supply. (CS: D, I)

### Objective 9

To ensure residents have access to schools, further educational opportunities and vocational and technical training. (CS: D)



# 8. Themes and actions

**8.1 This part of Rural Vision 2031 puts forward a comprehensive vision to guide the overall direction of future service provision and investment in the rural area of St Edmundsbury for the next 20 years. It tries to combine all service provision in the rural areas into a single holistic vision so that service providers work together to achieve agreed aims and reduce wastage and duplication. It is orientated towards the future. It thinks about what the rural area might be like in 2031 so**

**that the foundations can be laid for it now, and sets out a series of actions which need to be taken to achieve that vision.**

rural areas will function. Many of the actions in this part of the document will only be achieved through close and collaborative working with other partners and organisations.

8.2 Sections 9 to 18 of the document also set out those policies which will apply to all of the rural areas. Policies in relation to specific villages can be seen in the sections on Key and Local Service Centres.

8.3 This vision combines strategic service planning with land-use planning to ensure a joined-up approach shaping how the





## 9. Homes and communities

The following pages set out aspirations for how the rural part of St Edmundsbury will feel and look in 2031 in terms of homes and communities.

9.1 Housing is the first theme because it is crucial to most people. People need to be appropriately housed if they are to live meaningful lives and play their part in the community. The borough council and its partners have to ensure that enough housing is delivered in a sustainable way to meet the needs of the whole community. They have to provide an adequate supply of land for housing and maximise the amount of previously developed land used. Alongside any development it is also important that the council, statutory bodies, parish councils and local community groups work in partnership to maintain the viability of existing rural communities.

9.2 The steps we need to take to meet these aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.

9.3 In 2031, rural St Edmundsbury will be a place where:

### Aspiration 1

Every resident has a sustainable and suitable home.

### Aspiration 2

Every village has a real sense of community and identity.

### Aspiration 3

The best use is made of existing homes.

### Aspiration 1

#### EVERY RESIDENT HAS A SUSTAINABLE AND SUITABLE HOME.

9.4 The main challenge is to maintain delivery of new housing in a sustainable way to meet the needs of rural communities. By 2031 there will be a 50% increase in the number of people aged over 65 in the borough. An older population is likely to mean a higher number of residents with mobility difficulties and disabilities, who will need appropriate housing and services and support from public bodies, their families and their local communities. It is especially difficult to provide this support in small scattered rural communities. At the other end of the age scale, the ability for young people to get on the housing ladder and stay in their local community remains an ongoing challenge. The sustainable location of, and sustainability of homes, is a key challenge for Rural Vision 2031. Further information on Sustainability and climate change is in section 12 of this document.

9.5 Housing affordability is a key challenge, as well as preventing and tackling homelessness, reducing deprivation and social exclusion and improving health. The cost of housing prevents many young people staying in their local village. The main way of influencing housing affordability is to assist registered housing providers to build and manage homes, as they can offer rents below market levels.

9.6 The actions to achieve the aspiration are:

- a. At least 1600 new homes will be built across the rural area through planning for a supply of suitable land, primarily in the key and local service centres.
- b. Work with developers and registered housing providers to maximise the delivery of both open market and affordable homes.
- c. Work with local communities, parish councils, Suffolk ACRE and registered housing providers to understand changing housing aspirations and current and future needs to deliver affordable homes and housing exception sites.
- d. Ensure households in housing need receive advice about housing options and expand housing advice and homelessness prevention services.
- e. Work with developers to provide an appropriate mix of homes which are flexible and adaptable in terms of lifetime changes and needs.
- f. Promote initiatives to help facilitate self build as a housing option.
- g. Work with the county council and other partners to ensure that the specialist housing needs of older and vulnerable people are planned for and met.

### Neighbourhood Plans

9.7 The Localism Act gives parish (and town) councils an opportunity to play a leading role in the neighbourhood planning of an area. Neighbourhood planning

## POLICY RV2: NEIGHBOURHOOD PLANS AND NEIGHBOURHOOD DEVELOPMENT ORDERS IN THE RURAL AREAS

Proposals to bring forward and develop neighbourhood plans and/or neighbourhood development orders in the rural areas will be considered favourably if they meet the following requirements.

- Proposals for development meet at least the minimum level of growth and demonstrate how they conform with the strategic policies as set in the adopted Core Strategy
- The form, size, type and design of new development proposed meets the requirements set out in national and local planning policy.

gives people greater ownership of plans and policies that affect their local area and allows them to plan for the types of development that their community wants. The three principal methods of how this can be achieved are:

- Neighbourhood Development Plan – establishes the general or detailed planning policies for the development and use of land in a neighbourhood;
- Neighbourhood Development Order – grants permission for the type of development specified in the order without the need for a planning application; and
- Community Right to Build – where communities want to bring forward specific small scale development. Communities will need to identify land and finance and development options.

9.8 The Government anticipates that greater involvement of the community will lead to an overall increase in development compared with current levels and this new development will be in line with local needs.

9.9 Neighbourhood Plans are currently being trialed by a number of neighbourhood planning front-runners, led by local authorities who will

work with community groups and parish councils to prepare draft plans and Neighbourhood Development Orders. Some of the standards which neighbourhood plans are expected to meet are set out below;

- They should follow the requirements set out in the Neighbourhood Planning (General) Regulations 2012.
- They should be prepared working with the local planning authority who will be able to give specialist support and advice.
- Neighbourhood Plans should be in general conformity with the strategic priorities in a Council's Local Plan, for example, those set out in the adopted St Edmundsbury Core Strategy and in the Rural Vision 2031 document.
- Neighbourhood Plans should reflect the policies in adopted Local Plans and positively support them.
- Neighbourhood Plans and Orders should not promote less development than set out in a Local Plan nor undermine its strategic policies and they must contribute to the achievement of sustainable development.
- The environmental effects of the Neighbourhood Plan will need to be assessed and an environmental assessment prepared where required.

- The Plan will be subject to an examination which will be undertaken by a qualified independent person.
- A community referendum on the Plan will be held after the examination to determine local support for the Plan. If the Plan is approved by the majority that vote then it can be brought into force.

9.10 There may be some villages in the borough which would like to proceed with the preparation of neighbourhood plans. A policy, setting out the parameters within which neighbourhood plans can be prepared, is set out below.

### Housing settlement boundaries

9.11 The housing settlement boundaries for those settlements outside Bury St Edmunds and Haverhill, as defined in Policy CS4 of the Core Strategy, are set out in the policy below. (A housing settlement boundary (or village envelope) is the red line on an inset map which shows the boundary between a village and the surrounding countryside.) This may not be the physical boundary of the village but in policy terms is the boundary which manages development inside and outside of that area. Housing settlement boundaries are an important tool in helping to deliver affordable housing exception sites which lie adjacent to, but outside, of the boundary which ensures that the housing cannot be sold on the open market.

### **POLICY RV3: HOUSING SETTLEMENT BOUNDARIES**

Housing settlement boundaries for the villages listed in Appendix 2 are defined on the separate Policies Map book (which accompanies this document).

Planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will be permitted within housing settlement boundaries where it is not contrary to other policies in the plan.

### **Meeting housing need**

9.12 Local planning authorities are required, under the context of the National Planning Policy Framework, to “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area”. The planned growth within the Core Strategy was calculated in the context of the projected population and economic growth that was forecast to take place across the borough by 2031. The draft Core Strategy was prepared at a time when it had to comply with the regional spatial strategy but, at the time of examining the Core Strategy (May 2010), the government announced that regional plans were to be abolished and that decisions on housing supply would rest with local planning authorities. In the light of this, the Planning Inspector sought the views of consultees and the council on the implications of the announcement.

9.13 In 2008 the government forecasted that the population of St Edmundsbury would grow from an estimated 103,500 in 2009 to 121,700 in 2031. This represented a 17% growth in population over the 22 year period. The council reassessed the growth forecasts as a result of the Planning Inspector’s question and concluded that, based on the published information available, they remained the most appropriate figures given the forecast changes to population and household formation in the borough. Regardless of the status of the regional plan, the forecasts prepared to inform it had been subject to scrutiny through the examination in public of the plan and so have some relevance in predicting future population and housing growth. The Planning Inspector confirmed the planned growth in the final Core Strategy.

9.14 In terms of the requirements of the NPPF, St Edmundsbury is within the defined Cambridge Sub-Region Housing Market Area. A Strategic Housing Market Area Assessment (SHMAA) was

prepared for the area in 2008 and has just been updated. It identifies that the population of St Edmundsbury in 2031 is likely to be around 130,000 and that the number of homes required to satisfy that population’s need will be around 58,000, representing an increase of 11,000 new homes between 2011 and 2031. This rate of growth is in fact the lowest in the sub-region.

9.15 The Core Strategy makes provision to build 12,240 new homes, including affordable homes, between 2009 and 2031. Between 2009 and 2012 760 more homes had been built leaving 11,480 to be built across the borough by 2031. Given the revised forecast in the SHMAA, it is considered that this planned housing growth remains appropriate in the recognition that forecasts will continue to be produced on a regular basis during the Vision 2031 period and that there is a requirement for local planning authorities to monitor the delivery of plans and plan for at least 15 years supply of housing land.





**Delivering St Edmundsbury housing need**

Requirement 2012 – 2031 .....	11,480
Sites with planning permission at 1 April 2012.....	900
Additional sites required 2012-2031 .....	10,580

9.16 The Core Strategy confirms how the new homes would be distributed across St Edmundsbury, following consultation on options for this growth in 2008. Policy CS1 of the Core Strategy identifies that 52% of the 2001-2031 growth will be in Bury St Edmunds, 34% in Haverhill and the remaining 14% across the rural area. However, taking account of the higher rates of house-building since 2001, the number of new homes to be constructed in the rural area in the period 2012 to 2031 will be reduced to 13% of the borough total, or 1,490 homes, in order to conform with the Core Strategy.

9.17 The Vision 2031 documents provide the opportunity to turn the high level Core Strategy into more detailed and site specific proposals using up-to-date information on site availability and deliverability.

9.18 As at 1 April 2012 there was planning permission for 220 new homes in the rural area where development had either not commenced or was under construction and not complete. This leaves a need to find sites for a further 1,270 homes that can be built by 2031.

9.19 Vision 2031 allocates sites that are estimated to have the ability to deliver at least 880 homes. The shortfall of 390 is expected to be made up of new homes that will be built on small “windfall” and infill sites across the borough that occur through conversions

and redevelopment opportunities that can’t always be foreseen. An allowance of 325 homes provided in this way is made in the Core Strategy and it is expected that the remaining 65 will be delivered on rural exception affordable housing sites and on the site allocated at Erskine Lodge, Great Whelnetham in Policy RV20a.

**Assessing the capacity of rural settlements**

9.20 The St Edmundsbury Core Strategy document sets out a high level strategy for the rural areas through:

- Policy CS1 – St Edmundsbury Spatial Strategy;
- Policy CS4 - Settlement Hierarchy and Identity, which identifies Key Service Centre and Local Service Centres; and
- Section 7, which sets out a strategy for the rural areas.

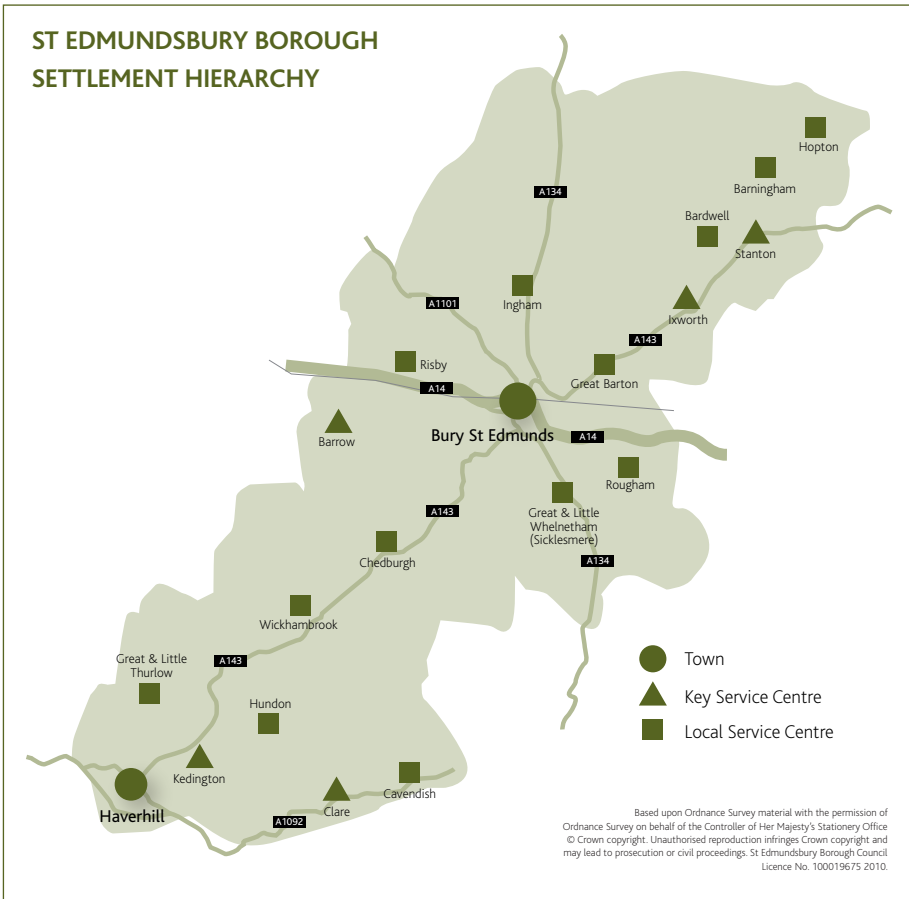
9.21 The adopted Core Strategy states in Policy CS1 – Spatial Strategy that Bury St Edmunds and Haverhill will provide the main focus for new development which will be supported by appropriate levels of development in Key Service Centres, Local Service Centres and infill villages. Any area outside the housing settlement boundary is considered to be countryside where there is a presumption against any further development, aside from limited uses such as housing for agricultural workers and small scale infill development which could be permitted, subject

to meeting certain criteria, under Policy DM28 of the Joint Development Management Policies Document. This issue is expanded further in section 39 of this document 'Infill Villages and countryside'. Rural Employment Areas (Policy RV4) lie outside the housing settlement boundary in order to ensure these areas are protected for employment uses.

9.22 A sequential approach to identifying these sites has been undertaken in accordance with Policy CS1, where brownfield sites are considered before making any greenfield allocations. In the rural areas there is a shortage of suitable brownfield sites and so many of the proposed allocations in this document are greenfield allocations on the edge of the existing settlement boundaries.

9.23 Policy CS4 sets the settlement hierarchy for the borough and defines those villages which have a good range of services and facilities to meet local needs and are therefore able to take some additional sustainable development, reducing the need to rely on the private car to travel for day to day needs. The policy makes it clear that careful consideration will need to be given to maintaining the identity, character and historical context of all settlements where development is to take place. The settlement hierarchy in Policy CS4 is set out in the table in Appendix 2 and illustrated on the map below.

9.24 Section 7 of the Core Strategy sets out a broad strategy for growth in each of the Key and Local Service Centres identified in Policy CS4. Much of this information for Key Service Centres was based on the



Infrastructure and Environmental Capacity Study (2009) which assisted in identifying the constraints and opportunity areas in these settlements as well as the annual Village Services and Facilities Studies.

9.25 It should be recognised that the Rural Vision 2031 document is not just allocating housing sites. There is a requirement to show all of the council's site allocations which also includes recreational open space and employment allocations. These issues are covered in the Rural Policies within this document.

**Evidence base and constraints and opportunity mapping**

9.26 We have examined each Key Service Centre and Local Service Centre and assessed the opportunities and constraints to development. The approach

adopted to map the constraints and opportunity areas in each of the villages was to use a range of information, including environmental and historical data, to determine those areas which are, and are not, suitable for development. This information has been reviewed annually since the start of the Vision 2031 process and is available in the document 'Rural Vision 2031: Opportunities and Constraints' which is supporting evidence to the allocations made within this document. Rural Vision 2031: Opportunities and Constraints is available on the website: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

9.27 In St Edmundsbury, the Brecks (in the north of the borough) is designated as a Special Protection Area. The full extent of the designated area can be seen on the internet at [www.natureonthemap.org.uk](http://www.natureonthemap.org.uk). We are

seeking to reflect a consistent approach with neighbouring authorities in terms of the Brecks designation. The Habitat Regulations Screening of this document has been used to help the council decide on appropriate locations for development which will not have a significant effect on designated European sites and species.

9.28 Wildlife surveys have been undertaken by Suffolk Wildlife Trust for all of the allocated sites within this document to ascertain whether there are any important species of flora or fauna present which should be protected. The full reports can be seen at [www.westsuffolk.gov.uk/backgroundpolicyevidence](http://www.westsuffolk.gov.uk/backgroundpolicyevidence)

9.29 In addition to the above, over the last few years a broad evidence base has been established to support the production of the Local Plan. The main studies which were used to help develop and which support this Rural Vision document are available on the website: [www.westsuffolk.gov.uk/backgroundpolicyevidence](http://www.westsuffolk.gov.uk/backgroundpolicyevidence)

**Suitability and availability of sites**

9.30 An important consideration in determining allocated sites is whether they are suitable, available and achievable as set out in the NPPF (para 159). This approach was used to determine those sites included in the council's 2011/2012 Strategic Housing Land Availability Assessment (SHLAA) and has been used as a tool to assist in the decision-making process for determining the allocations in this document. In order for sites to be developable they must satisfy these criteria:



- a. **Suitable** – the site offers a suitable location for housing development and would contribute to the creation of sustainable mixed communities.
- b. **Available** – a site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer, or the land owner has expressed an intention to sell.
- c. **Achievable and economically viable** – there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgment about the economic viability of a site and the ability of the developer to complete the housing over a particular time period.

9.31 Many of the sites submitted by landowners/developers for consideration during the preparation of this document have been discounted, as they do not accord with planning policy or are considered to have environmental constraints or access issues, which make them unsuitable for development. There are some sites which have been discounted because, although they lie on the edge of a housing settlement boundary, there are other sites which are more suitable in terms of relationship to the village's services and facilities and existing development, or would have a lesser environmental impact. The SA helped inform the site selection process.

**Phasing of development sites**

9.32 It is important that some indication is given of the likely timeframe for when sites come forward to ensure that development occurs in the rural areas throughout the plan period. However, it is also important that a certain degree of flexibility is built into the phasing to allow issues of deliverability to be

adequately dealt with should they arise. Therefore it is proposed that three phases are indicated as follows: short term, medium term and long term. To ensure flexibility in the delivery of sites, specific phasing dates have not been included, however short term will be following the adoption of this document and long term will be towards the end of the plan period. It should be noted that phasing dates are all estimates. For sites within the villages of Great Barton and Hopton development could come forward at any time within the plan period as a result of the specific requirements of those sites as set out in these village policies. It should also be recognised that in some circumstances other considerations may justify permitting development of sites outside the phasing periods indicated.

**Estimated delivery of housing sites**

9.33 The above process has resulted in a total of 23 housing sites being identified in Key Service Centres and Local Service Centres as follows.



## Rural Vision 2031 Site Allocations

	Number of sites	Number of dwellings short term (after plan adoption)	Number of dwellings medium term	Number of dwellings long term	Totals*
<b>Key Service Centres</b>					
Barrow	3	29	150	-	179
Clare	2	60	64	-	124
Ixworth	3	110	80	-	190
Kedington	2	65	40	-	105
Stanton	1	90	-	-	90
<b>KSC Totals</b>	<b>11</b>	<b>354</b>	<b>334</b>	<b>-</b>	<b>688</b>
<b>Local Service Centres</b>					
Bardwell	-	-	-	-	-
Barningham	1	20	-	-	20
Cavendish	1	10	-	-	10
Chedburgh	1	-	-	10	10
Great Barton	1	40	-	-	40
Great and Little Thurlow	1	5	-	-	5
Great and Little Whelnetham (excludes numbers on Erskine Lodge site RV20a which are to be determined through a site development brief)	2	-	-	10	10
Hopton	1	25	-	-	25
Hundon	-	-	-	-	-
Ingham	1	22	-	-	22
Risby	1	20	-	-	20
Rougham	1	12	-	-	12
Wickhambrook	1	22	-	-	22
<b>LSC Totals</b>	<b>12</b>	<b>176</b>	<b>-</b>	<b>20</b>	<b>196</b>
<b>Grand Totals</b>	<b>23</b>	<b>530</b>	<b>334</b>	<b>20</b>	<b>884</b>

\* Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base dates are included as allocated sites, as to omit them would not show the complete planning picture.

9.34 All of the sites identified in the above table are set out in more detail in the Key Service Centres and Local Service Centres sections of this document, and in the accompanying Policies Map book.

### Gypsy and Traveller sites

9.35 At the time of the Examination into the Core Strategy document (2010) the East of England Regional Plan was still in place which set the required number of authorised Gypsy and Traveller pitches in each authority area.

9.36 National guidance 'Planning Policy for Traveller Sites' was published in March 2012, at the same time as the National Planning Policy Framework (NPPF). The guidance requires Local planning authorities to make their own assessment of the need for Gypsy and Traveller sites which is locally determined, but has regard to the duty to cooperate and cross boundary issues.

9.37 The East of England Plan was formally revoked on 3 January 2013 and the most up to date evidence now, in terms of future requirements, is the West Suffolk Gypsy and Traveller Accommodation Needs Assessment (GTANA) published in October 2011 and update published in April 2012.

9.38 This document assessed the need for permanent pitches up to 2021 and provides guidance on the projected need for the permanent pitches from 2021 to 2031. Whereas the October 2011 document rounded figures upward, the updated April 2012 document rounded figures down. Consequently, the two versions of the document provide a broad

range of figures. The figures set out in the document are intended to form the evidence base for the authority in reaching its own figures, rather than providing a target.

9.39 The revised figures equate to a need of 4 to 6 additional pitches to 2021 and a further 3 to 6 pitches to 2031. This total of 7 to 12 pitches is significantly lower than that previously required under the East of England Plan.

9.40 The need for pitches for Travelling Showpeople up to 2016 remains at 1, the same as set out in the joint authority Cambridge sub-region Gypsy and Traveller Needs Assessment (GTNA) which was reviewed and published in October 2011. It is not feasible to assess longer term need for Travelling Showpeople beyond 2016 because of the small numbers involved.

## Aspiration 2

### EVERY VILLAGE HAS A REAL SENSE OF COMMUNITY AND IDENTITY.

9.41 The Localism Act places a great emphasis on enabling local communities to influence the future of the places where they live. However, the right conditions need to be in place in order to achieve it. This can include physical facilities or just simply networks of people that can get things done.

9.42 Some form of community space or building can enable communities to flourish and provide local services, but often a chance meeting in the street or outside the primary school can be the catalyst to a new community initiative. The amount of voluntary and community activity in the

rural area varies from village to village and the best have a flourishing voluntary sector with a wide range of activities. Most villages have halls, but maintaining these is often difficult for small rural communities. Partnership approaches to providing community facilities need to be pursued, and all publicly-funded buildings should be considered for potential community use to maximise the investment.

### 9.43 The actions to achieve this aspiration are to encourage:

- a. The multi-purpose use of public sector and other buildings used by the community.
- b. The effectiveness of rural community hubs through grants and support.
- c. Work with voluntary and community sector organisations to enable and support local communities.
- d. The local management of high quality public spaces in rural communities.

## Aspiration 3

### THE BEST USE IS MADE OF EXISTING HOMES.

9.44 A key challenge in the rural areas is to make the best use of existing homes by improving housing conditions, updating sheltered housing and bringing empty homes back into use. Fuel poverty is a key issue and occurs when a household cannot afford to heat its home to the level required for health and comfort. It arises from the combination of fuel prices, low incomes, poorly insulated homes and expensive or inadequate heating systems. There is more fuel poverty in the rural areas than in the towns because the rural

areas have more older homes and because most villages lack a mains gas supply, so it is important to improve the thermal comfort of rural homes.

### 9.45 The actions to achieve the aspiration are:

- a. Improve housing conditions by updating sheltered housing.
- b. Ensure that homes needing improvement are identified and occupants given the opportunity and support to bring their property up to standard.
- c. Encourage the reporting of empty homes and buildings and offer advice or assistance in bringing them back into use.
- d. Help older and vulnerable people, to stay in their own homes by helping them to keep their homes safe, warm and in good repair, and to adapt them if necessary.
- e. Help improve the thermal comfort of homes and reduce fuel poverty.



# 10. Jobs and economy

**This section looks at our aspirations for how the rural part of St Edmundsbury will look and feel in 2031 in terms of jobs and the economy.**

10.1 The key issues relating to rural jobs and the rural economy are around encouraging more economic development and jobs in rural areas, creating and finding local jobs for young people, linking jobs and homes, and broadband.

10.2 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.

10.3 In 2031, rural St Edmundsbury will be a place where:

#### **Aspiration 4**

Villages have local jobs and facilities and are not simply dormitories.

#### **Aspiration 5**

New technology and digital services enables businesses to thrive in rural locations.

#### **Aspiration 4**

**VILLAGES HAVE LOCAL JOBS AND FACILITIES AND ARE NOT SIMPLY DORMITORIES.**

10.4 The rural economy has been through a period of profound change, and even though St Edmundsbury has not suffered the rural depopulation that has occurred in many parts of the country, the national economic difficulties have made life in the rural areas harder. The increasing

price of petrol and diesel has made living and working in the rural areas much more expensive. Employment in agriculture has greatly declined and the public sector has become the largest employer in the rural areas, which means cuts in public sector funding are likely to hit the rural areas disproportionately. The key economic issue for the rural areas, is creating more local jobs.

#### **10.5 The actions to achieve the aspiration are:**

- a. **Encourage rural diversification and employment, such as markets, fayres and other outlets for rural crafts and produce.**
- b. **Encourage development of new tourist facilities and accommodation and develop rural tourism, tours and events.**
- c. **Encourage village halls to generate more business.**
- d. **Ensure that rural businesses claim their maximum rate relief entitlement.**
- e. **Ensure that rural businesses are aware of the various grant schemes.**
- f. **Identify sites for the development of new employment and safeguard existing important rural employment sites.**

#### **Policy on Rural Employment Areas**

10.6 An already well-established strategy of supporting existing general employment areas in the rural parts of the borough is retained. There are a number of important employment sites across the rural area which are set out in the policy below. Within

some rural employment sites opportunities exist for further development.

10.7 For the site at Shepherd's Grove, Stanton/Hepworth, the council will only determine an application for planning permission once a masterplan for the site has been adopted, including details of the site landscaping, access and layout. Where masterplans, concept statements or development briefs are required, following their adoption there may be instances where, because of a significant change in circumstances, a document may need to be revisited and potentially be subject to further consultation and adoption arrangements.

10.8 Paragraph 22 of the NPPF seeks to avoid the long term protection of employment sites where there is no reasonable prospect of that site being delivered. The NPPF goes on to state that applications for alternative uses of land or buildings on such sites should be treated on their merits, having had regard to the need for the different uses to support sustainable communities.

10.9 The site at Shepherd's Grove, Stanton/Hepworth is a long standing rural employment area with 53.1ha of available land. A new access road and roundabout are required to facilitate development on this site which, due to the high costs of providing this infrastructure, have impacted to date on the ability to bring forward this site for development.

10.10 If it can be demonstrated that employment development on this land and the required infrastructure cannot be viably achieved, some higher value development, which could include residential development, will be considered. The mechanism for determining this will be through the preparation and adoption of a site masterplan. This masterplan will need to consider the following issues;

- The masterplan will need to determine the type and amount of higher value uses required to ensure the viability and delivery of the employment site. It will need to be demonstrated that the level being proposed is no more than what is required to achieve the delivery of employment uses on the site.
- Infrastructure requirements to support the higher value uses (e.g. schools capacity, road infrastructure, sewerage capacity, open space).
- Sustainability issues (e.g. provision for alternative modes of travel, ability to access key services and facilities).

10.11 It is also important that the masterplan should also include a mechanism for review, to take account of any changes in market conditions, should development not come forward within a given timescale. In assessing the viability of the proposals in the masterplan, the council will have regard to the NPPF and other policies within the Rural Vision 2031 document, in particular Policy RV1 Presumption in Favour of Sustainable Development.

## POLICY RV4 RURAL EMPLOYMENT AREAS

The following areas are designated as rural employment areas

Reference	Site	Use class
A	Barrow Business Park	(B1)
B	Chedburgh	(B1, B2, B8)
C	Clare, Chilton Street Business Park	(B1)
D	Clare, Bridewell Industrial Estate	(B1, B8)
E	Gorse Industrial Estate (Barnham)	(B1, B2, B8)
F	Ingham	(B1, B8)
G	Ixworth, land off Bardwell Road	(B1)
H	Risby Business Park	(B1, B8)
I	Saxham	(B1, B2, B8)
J	Shepherd's Grove, Stanton/Hepworth	(B1, B2, B8)
K	Wrattling	(B1, B2, B8)

Within the rural employment areas, the following land is available for development.

	Developable site area (hectares)
(A) Barrow Business Park	1.0
(B) Chedburgh	1.1
(C) Clare, Chilton Street	0.5
(G) Ixworth, land off Bardwell Road	1.6
(H) Risby Business Park	2.5
(J) Shepherd's Grove, Stanton/Hepworth	53.1
Total area available:	59.8

Proposals for B1, and B2 and B8 uses where appropriate, will be permitted within rural employment areas providing that space requirements, parking, access, landscaping and general environmental considerations can be met.

Any development proposals for the rural employment area (A) Barrow Business Park will need to take into account the requirements for the future expansion of the primary school.

The following infrastructure is required to facilitate development:

- a) an access road to Shepherd's Grove Industrial Estate.

The route of the above road scheme is identified on the Policies Map and will be safeguarded.

If, having regard to prevailing market conditions, it is demonstrated that the development of the available land at the Shepherd's Grove site for B1/B2/B8 uses together with the provision of the required access road could not be viably achieved, the inclusion of a proportion of residential and/or other higher-value development will be considered. Any higher-value development included for this purpose shall be no more than is necessary to achieve a viable B1/B2/B8 development together with the access road, and shall not include any main town centre uses as defined in the Glossary to the National Planning Policy Framework, other than retail development to serve local needs. The amount, location and nature of any higher-value development will be specified in the masterplan for the site and will be subject to regular review, having regard to market conditions and development viability.

A Masterplan will be required for Shepherd's Grove, Stanton/Hepworth.

Applications for planning permission will only be determined once the masterplan has been adopted by the local planning authority.

(Note: Rougham general employment area is considered under Policy BV14 of the Bury Vision 2031 document)

## Policies on protection of special uses

10.12 There are some existing government land uses in the rural areas which need to be protected and afforded the opportunity to expand, due to the special circumstances under which they operate. These are the military and prison uses at Barnham Camp, RAF Honington and HMP Highpoint, Stradishall. RAF Honington and Barnham Camp lie within a designated 1500m Breckland Special Protection Area (SPA) buffer zone which is identified in Core Strategy Policy CS2. The aim of the buffer zone is to ensure the protection of Annex 1 bird species and the part of Breckland Special Area of Conservation (SAC) being within Barnham Camp. Strategic landscaping for military sites should also be encouraged which will help to contribute to the Breckland Green Infrastructure action zones within the council's Green Infrastructure Study (2009). The policy below safeguards these special uses and seeks to protect and mitigate against any potential impact on the SPA and SAC.

## POLICY RV5: PROTECTION OF SPECIAL USES

Special circumstances apply for military and prison establishments and in the areas listed below, and as identified on the Policies Map, proposals for operational development will be considered favourably, taking into account existing constraints and statutory guidelines and in accordance with the Core Strategy and Development Management Development Plan Documents (DPD).

- a. Barnham Camp
- b. RAF Honington
- c. HMP Highpoint North and South

Proposals for operational development at Barnham Camp and RAF Honington will need to take particular account of issues relating to the protection of Breckland Special Protection Area (SPA) and Breckland Special Area of Conservation (SAC). Evidence will need to be provided, alongside any proposals for development, that there will be no adverse impact on the SPA, SAC or its constituent features.

## Aspiration 5

### NEW TECHNOLOGY AND DIGITAL SERVICES ENABLES BUSINESSES TO THRIVE IN RURAL LOCATIONS.

10.13 Information technology represents the best hope of stimulating the rural economy because it enables businesses to be located in rural areas. Although much effort has gone into ensuring good broadband coverage, and recent surveys of rural areas suggest that broadband coverage is better than it used to be, broadband is so important to

rural businesses and communities that its continued improvement remains a priority. The broadband infrastructure is being upgraded in both towns and is slowly extending to the rural areas.

10.14 **The action to achieve the aspiration is:**

- a. **Investigate the opportunities offered by new technologies and faster broadband.**





# 11. Travel

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of travel.**

- 11.1 The ability to travel is likely to be more important to people living in rural communities than it is to people living in towns because they may well have to travel further to reach their places of work, schools, shops, health services and leisure facilities, rather than having such facilities locally.
- 11.2 People who choose, or need to use public transport may find that the lack of provision forces them to rely on travel by private car. Increasing car ownership diverts patronage from any existing rural public transport, prompting a reduced service, which in turn encourages even higher car ownership, creating a circle of public transport decline. The location of new development will be critical in delivering improvements to public transport in the rural areas.
- 11.3 The cost of running a car is increasing above the rate of inflation, mainly because of increasing fuel prices, which puts extra financial pressure upon rural households. The Core Strategy sets out that all development proposals should prioritise modes of transport in the following order: walking, cycling, public transport (including taxis), commercial vehicles and cars.
- 11.4 The steps we need to take to meet our aspirations are set out below as actions which will be monitored to ensure we keep track of our achievements and targets.

- 11.5 In 2031 rural St Edmundsbury will be a place where:

### **Aspiration 6**

People have realistic options to travel by sustainable and affordable transport.

### **Aspiration 7**

Villages are connected by safe and attractive networks of public rights of way, permissive paths and cycle ways.

### **Aspiration 8**

Safety of all road users is improved.

### **Aspiration 9**

Congestion is managed and, where possible, reduced.

### **Aspiration 6**

#### **PEOPLE HAVE REALISTIC OPTIONS TO TRAVEL BY SUSTAINABLE AND AFFORDABLE TRANSPORT.**

- 11.6 The essential problem with rural bus services is that because they serve small and scattered rural communities, too few people use them to make them financially viable. There are two basic ways of tackling this issue. One is to promote the existing services to try to get more people to use them. The other is to develop alternatives, preferably community schemes which are demand-responsive, that is, flexible services which take people from their front doors to where they want to go.
- 11.7 **The actions to achieve the aspiration are:**
- a. **Promote community transport**

solutions where public transport is not viable.

- b. **Encourage car-sharing and sharing taking children to school and other activities.**

### **Aspiration 7**

#### **VILLAGES ARE CONNECTED BY SAFE AND ATTRACTIVE NETWORKS OF PUBLIC RIGHTS OF WAY, PERMISSIVE PATHS AND CYCLE WAYS.**

- 11.8 In the rural areas people often have to walk along roads that have no pavements, and where the traffic, though infrequent, moves quickly and poses a threat to pedestrians, especially children. In addition, many people in smaller villages rely on being able to reach the larger village service centres for day-to-day provisions and services, and a network of footpaths and cycle routes linking villages in clusters would help achieve this. The Green Infrastructure Strategy, adopted by the borough council in 2009, provides a basis for creating links across the borough.
- 11.9 It is important to find opportunities to improve cycle connections between towns and villages. Through cross-boundary working, measures for providing cycle routes between villages in St Edmundsbury and neighbouring towns in Norfolk, such as Thetford, should be explored as there is evidence through the production of the Thetford Area Action Plan (TAAP) of a need for a joined up approach. There is also an opportunity to work with other neighbouring councils to help improve the provision of

public transport, enabling travel around the borough and beyond by modes other than single occupancy car use.

#### 11.10 The actions to achieve the aspiration are:

- a. Encourage landowners and rural communities to create and maintain their own public rights of way.
- b. Explore the creation of 'greenways', a project piloted by Natural England to create networks of largely off-road routes connecting people to facilities and open spaces in and around towns, cities and the countryside.
- c. Work with neighbouring district and county councils to promote links to villages or towns, out of St Edmundsbury Borough, which provide services or employment for residents.

### Aspiration 8

#### SAFETY OF ALL ROAD USERS IS IMPROVED.

11.11 Roads in rural areas are often narrow, twisting, poorly lit or have poor visibility. This can increase the risk of accidents, especially involving vulnerable road users such as cyclists, pedestrians and horse riders. However, engineered solutions involving, for example, the installation of street lights, white lines and large signs are often inappropriate in such an environment. There needs to be a balance between the safety of road users and the rural environment.

#### 11.12 The actions to achieve the aspiration are:

- a. Encourage the county council, as highways authority, to implement safety measures on rural roads.
- b. Encourage the establishment of a network of 'quiet lanes' for use by walkers, cyclists, horse riders and motorised users. These roads should have low levels of traffic travelling at low speeds.

### Aspiration 9

#### CONGESTION IS MANAGED AND, WHERE POSSIBLE, REDUCED.

11.13 The use of the car in the rural area is expected to remain vital for day-to-day life. The A14 plays an important role for many people and rural businesses. In addition, there are a number of primary and other principal routes through the rural area designated in the county council's Local Transport Plan. These are the A134 from Thetford

to Sudbury, the A143 from Haverhill to Diss, the A1101 from Bury St Edmunds to Mildenhall and the A1092 along the Stour Valley through Clare, Cavendish and Stoke by Clare. These routes have a role that serve a wider than local need, connecting important centres of economic and population growth. The increase in traffic and the impact of heavy goods vehicles along these routes has resulted in a number of detrimental environmental impacts, including congestion, noise and poor air quality.

#### 11.14 The actions to achieve the aspiration are:

- a. Encourage the county council to manage congestion in settlements in the rural area through road improvements and, where feasible, the construction of bypasses.
- b. To ensure that air quality does not deteriorate to a level of concern in the rural areas.



# 12. Sustainability and climate change

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of sustainability and climate change.**

12.1 Residents in the rural areas, like the towns, face serious and pressing global challenges to their quality of life. Increasing demands for resources such as land, food, energy and water necessitate a better balance between our economic and social needs without compromising the needs of others or the state of the environment. The changing climate may also have significant long term implications, both positive and negative, for residents and businesses in the rural areas.

12.2 A key issue to consider is the balance that needs to be achieved between economic growth, social cohesion and environmental quality; having better local amenities, ensuring that development does not compromise the feel of a village, and improving the means for communication, whilst taking into account the exact needs of each village.

12.3 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.

12.4 In 2031, rural St Edmundsbury will be a place where:

**Aspiration 10**

Both new and existing development have high environmental standards of



resource efficiency, are making a minimal contribution to climate change and are resilient to a changing climate.

**Aspiration 11**

Residents and businesses have a secure and affordable supply of energy, and dwelling-level energy solutions are found in new and existing properties.

**Aspiration 12**

Optimal use of the natural resources within the district is made, with sensitivity to local concerns (such as those over visual amenity, health and well-being), to generate low and zero carbon energy.

**Aspiration 10**

**BOTH NEW AND EXISTING DEVELOPMENT HAVE HIGH ENVIRONMENTAL STANDARDS OF RESOURCE EFFICIENCY, ARE MAKING**

**A MINIMAL CONTRIBUTION TO CLIMATE CHANGE AND ARE RESILIENT TO A CHANGING CLIMATE.**

12.5 The energy and water efficiency of both new development as well as existing buildings needs to be improved to cut the use of resources and make savings in running costs. In terms of new development, its impact includes the construction process, for example, the materials used, as well as the longer term use of the development. We will provide guidance as to how the lifetime impact of new developments will be assessed.

12.6 **The actions to achieve the aspiration are:**

- a. Where appropriate set standards for sustainable construction and water efficiency through the application of any relevant development plan policies.



- b. Where appropriate set CO2 emission and carbon footprint standards for major development, during both the construction and use of the building, through the application of any relevant development plan policies.

### Aspiration 11

#### RESIDENTS AND BUSINESSES HAVE A SECURE AND AFFORDABLE SUPPLY OF ENERGY, AND DWELLING-LEVEL ENERGY SOLUTIONS ARE FOUND IN NEW AND EXISTING PROPERTIES.

- 12.7 Both householders and businesses face increasing cost and insecurity of energy supplies. Each village has the potential to generate its own energy locally from renewable sources such as solar and biomass (for example, wood) for local consumption.
- 12.8 The energy and water efficiency of both new development and existing buildings needs to be improved to cut the use of resources and make savings in running costs. It is recognised that there are measures that can be put in place to reduce water use, such as aerated taps and grey water harvesting, however, behavioural changes are required through residents and businesses changing their habits.
- 12.9 **The actions to achieve the aspiration are:**
  - a. Offer grants and secure other sources of funding and help for residents, community groups and businesses to improve the environmental performance of their properties.

- b. Increase the advice available to residents and businesses on sustainable construction and building improvements.
- c. Work with partners to promote behavioural change needed for businesses and residents to reduce water consumption.

### Aspiration 12

#### OPTIMAL USE OF THE NATURAL RESOURCES WITHIN THE DISTRICT IS MADE, WITH SENSITIVITY TO LOCAL CONCERNS (SUCH AS THOSE OVER VISUAL AMENITY, HEALTH AND WELL-BEING), TO GENERATE LOW AND ZERO CARBON ENERGY.

- 12.10 The rural areas of the borough provide a range of opportunities for low/zero carbon and renewable energy technologies which include microgeneration (e.g. solar and heat pumps) in developments. This can enable occupants to reduce their fossil fuel consumption, help combat fuel poverty and in some cases can generate income (e.g. through the Feed-in Tariff and Renewable Heat Incentive).
- 12.11 Meanwhile there are also opportunities for large-scale standalone renewable energy technologies such as solar arrays, anaerobic digestion and wind turbines. It should be noted that the siting of any major development such as these in the borough is a sensitive issue for rural communities. On the one hand, the UK needs to ensure there is sufficient power for homes and industry. On the other hand, there is genuine public concern that large scale wind turbines, for example, detract from the landscape and may introduce

other negative impacts such as noise and flicker. The borough council acknowledges these opportunities and concerns and will take a sensitive and balanced approach.

#### 12.12 The actions to achieve the aspiration are:

- a. Where appropriate, promote, onsite/local renewable/low carbon energy generation in new development through the application of any relevant development plan policies.
- b. Support the use of resources from the agricultural and forestry sectors for energy generation.
- c. Support community ownership of local energy generation and use.
- d. Choose renewable energy sites with care and consideration.

### Links with other themes

- 12.13 Sustainability and climate change issues need to be considered in conjunction with most, if not all, of the other themes in Vision 2031. Many of the actions put forward in those sections are sustainable responses, for example, improving the resource-efficiency of homes and businesses, moving away from dependence upon the car, and preserving the natural environment. These responses are important in towns, but they are even more important in rural areas because of the challenges they face, such as lack of access to services and lack of a mains gas supply.

# 13. Crime and Community Safety

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of crime and community safety.**

13.1 Suffolk benefits from low rates of crime and antisocial behaviour by national standards, and the rural areas are safe places to live with low crime levels. Crime and safety are always high on the public agenda, however, and being in an area with low crime rates is no consolation to victims of crime or the communities they live in.

13.2 The Home Office defines community safety as: "An aspect of quality of life in which people, individually and collectively, are protected as far as possible from hazards or threats that result from the criminal or anti-social behaviour of others and are equipped or helped to cope with those they do experience." (Community Safety Advisory Service, Community Safety and Crime Reduction, 2007).

13.3 A debate is currently underway about where the responsibility for achieving a safe and crime-free environment lies and there is an increasing recognition that communities and individuals need to play an active part.

13.4 The rural areas surround Bury St Edmunds and Haverhill and border Norfolk, Essex and Cambridgeshire, which can result in transference of crime from other areas, for example, burglary and building and metal thefts. Antisocial behaviour is a complaint in some of the larger villages but speeding is the issue most frequently raised.

13.5 The former Suffolk Police Authority three year policing plan (2011 -2014) contains seven strategic aspirations including stating that 'Local policing and responding to the policing needs and concerns of local communities is the cornerstone of the Constabulary'. They are also seeking the efficient use of their buildings and are looking to share with partners where possible.

13.6 In November 2012 a directly elected Police and Crime Commissioner (PCC) for Suffolk replaced the existing Police Authority. The PCC is responsible for ensuring policing in Suffolk is efficient and effective and has published a police and crime plan which sets out the PCC's police and crime objectives. The council will work with the PCC to implement the plan.

13.7 The level of crime and disorder is linked to other inequalities, such as health, educational attainment and access to services, and tackling these inequalities will help to improve community safety. The pattern and nature of crime is not static. Over the next 20 years it will be important to keep the local picture under review and use the resources available to best effect by targeting the most serious crimes and those issues with the greatest community impact. The rural areas are currently served by two Safer Neighbourhood Teams which, although often perceived as being staffed by the police, actually involve a range of other agencies. These teams are an excellent first point of contact for any local intelligence.

13.8 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.

13.9 In 2031, rural St Edmundsbury will be a place where:

### **Aspiration 13**

Levels of crime and disorder remain low compared to national averages.

### **Aspiration 14**

Residents and visitors both feel safe and are safe.

### **Aspiration 13**

#### **LEVELS OF CRIME AND DISORDER REMAIN LOW COMPARED TO NATIONAL AVERAGES.**

13.10 The fear of crime far outstrips the reality of crime levels, although in a low crime area a single serious crime can have a far greater impact on the perception of the safety of the area than several serious crimes in a higher crime area would have.

13.11 **The actions to achieve the aspiration are:**

- a. **Supported by statutory partners, involve local groups in combating crime and finding solutions to issues of local concern. For example, if speeding is seen as an issue, local people can join community speed watch groups.**
- b. **Encourage both school and community projects which promote good citizenship amongst all members of the**

community, encouraging neighbourliness and addressing issues such as vandalism and littering.

- c. Offer advice and support to local people to help engagement with young people, making sure that the type of engagement meets the needs of the young, for example, asking young people what provision they want, and, if the resources are not available to provide it, getting them involved in making grant applications.
- d. Look at crime prevention in its widest sense, starting with good design to remove the opportunities for crime. (Secured by Design – a police initiative which encourages the building industry to adopt crime prevention measures in the design of developments.)
- e. Ensure that Suffolk Family Focus is a priority, so that identified families receive a premium service.

#### Aspiration 14

#### RESIDENTS AND VISITORS BOTH FEEL SAFE AND ARE SAFE.

- 13.12 Currently, most people see community safety as an issue primarily for the police and they want policing to be more visible. The funding for community safety partnerships has been greatly reduced, however, and increasingly communities are being asked to identify and provide some of the solutions to issues which give rise to crime or threaten the safety of local people. Other ways to provide uniformed presence in the community are being sought, such as special constables.

- 13.13 The use of measures, such as sprinkler systems in homes, can increase resilience to fire, helping to contain fires and reduce the amount of water used by fire engines and environmental damage to properties and surroundings.

#### 13.14 The actions to achieve the aspiration are:

- a. Encourage the local media (including parish magazines), community groups and partners to put out positive community safety messages.
- b. Encourage good communication between local people and agencies involved in rural community safety, such as Neighbourhood Watch, Farmwatch, parish and town councils and others.
- c. Work with partners and communities to dispel myths, and promote greater understanding between the generations.
- d. Promote the installation of sprinkler systems in all new buildings including homes.





# 14. Infrastructure and services

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of infrastructure. For the purposes of this section of the document, infrastructure includes external services, provided by third parties, required directly to service existing and proposed development. It does not include roads and travel networks which are considered separately.**

14.1 The provision of infrastructure is essential to meet the increasing demands of today's population and accommodate planned growth. Infrastructure delivery rests with a range of different service providers. St Edmundsbury is a very rural district and over 38% of the population is scattered across a wide area. This means that the cost of infrastructure is very high for the number of users. It is unrealistic to expect utility providers to offer the same level of service in a rural area as they would in an urban area, but they need to be encouraged to do the best possible.

14.2 The Government is introducing a new method of collecting contributions towards infrastructure required for new development. This is called the Community Infrastructure Levy (CIL). Authorities that wish to charge a levy will need to develop and adopt a CIL charging schedule. Councils must spend any income raised from the CIL on infrastructure to support the development of the area but they can decide what infrastructure to spend it on. St Edmundsbury has decided to become a CIL charging authority and is intending to

implement the proposals during 2014. However, it should be recognised that Section 106, as a means of collecting money to mitigate against the impacts of new development, may still be used.

14.3 An Infrastructure Delivery Plan (IDP) was produced for the Core Strategy (adopted 2010) to set out how infrastructure requirements would be met. An IDP for the Rural Vision 2031 document has been produced which accompanies this document. This sets out how infrastructure needs will be met in the plan period.

14.4 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.

14.5 In 2031, rural St Edmundsbury will be a place where:

## **Aspiration 15**

The provision of infrastructure and services meets the needs of villages.

## **Aspiration 16**

Fast broadband is available to residents and businesses.

## **Aspiration 17**

Water supplies are of good quality, readily available and used wisely.

## **Aspiration 18**

Development is protected from flooding.

## **Aspiration 15**

### **THE PROVISION OF INFRASTRUCTURE AND SERVICES MEETS THE NEEDS OF VILLAGES.**

14.6 Most villages have access to Sewage Treatment Works (STW), managed by Anglian Water Services. Where new development increases demand, improvements may be needed and the development may have to be phased. Much of the rural area outside the villages does not have access to a public sewerage system and relies upon shared or individual private sewage treatment apparatus. The location of certain types of infrastructure, such as overhead power lines, telephone lines and mobile phone masts, can have an impact on the visual amenity of the countryside. It is important that such impacts are managed to ensure that required infrastructure is sited in the best location for the provider with the least visual impact.

14.7 The borough council collects waste from households whilst the county council treats and disposes of it. Domestic users can dispose of, or recycle, bulky waste at the household waste sites at Rougham Hill, Bury St Edmunds, and Coups Close, Haverhill. The county council plans for strategic sites for the disposal of waste in its Waste Core Strategy (2011) and provides policy direction for the determination of waste planning applications in the period to 2026. It is planned that by 2016 untreated waste will no longer go to landfill and residual waste will be managed to recover value from



waste that cannot practicably be recycled or composted. At the end of 2014 the Great Blakenham Energy from Waste Plant is due to become operational, from which point no municipal waste should go to landfill. At present, much effort goes into reducing landfill by sorting waste and removing material for recycling or composting. It is most efficient to achieve this at source, but it relies upon co-operation from all users. It is therefore vital that people understand the importance of avoiding waste and where it is produced ensuring its segregation to aid reuse and recycling. The alternative is sorting all material after collection, which reduces the potential for error, but would require specialised equipment, may increase contamination and may significantly increase sorting costs.

14.8 National Grid supplies gas in the rural areas. Bardwell, Barningham,

Cavendish, Clare, Great Barton, Hundon, Ixworth, Kedington, Rougham and Stanton are the only villages with access to mains gas. This includes four of the five Key Service Centres, but much of the rural area does not have such access. National Grid has stated that there are no plans to extend the network to any of the villages not currently connected within the next 20 years. Although comparatively expensive, gas can be supplied in the form of liquid petroleum gas (LPG), either through individual bottles or a shared neighbourhood supply.

14.9 UK Power Networks supplies electricity in the rural area. No major projects are currently required to meet planned growth to 2031, although it will be necessary to upgrade sub-stations locally to increase capacity.

14.10 **The actions to achieve the aspiration are:**

- a. Ensure new infrastructure is visually unobtrusive and does not adversely affect amenities of adjacent areas through noise, smell, overshadowing or other forms of pollution.
- b. Liaise with external agencies and utility providers to ensure planned growth and new developments are considered within their service plans.
- c. Promote the importance of waste prevention and, where produced, its segregation.
- d. Encourage shared neighbourhood LPG and oil provision.
- e. Ensure that any new development makes adequate provision for the sensitive provision of electricity sub-stations to meet demand.
- f. Ensure water recycling (e.g. rainwater harvesting and greywater recycling) and run off of water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage systems are used on

new development (see Policy DM6 of the Joint Development Management Policies document).

**Aspiration 16**

**FAST BROADBAND IS AVAILABLE TO RESIDENTS AND BUSINESSES.**

14.11 Broadband infrastructure is being improved in the towns and is slowly extending to the rural areas. The extension of coverage is important for rural businesses to help stimulate the rural economy and for residents to keep connected for both leisure and education, business and health purposes.

**14.12 The action to achieve this aspiration is:**

- a. Continue to lobby for improved broadband to enable more flexible and home-working.
- b. Broadband provision in the rural area is considered in further detail in the previous section on Jobs and Economy.

**Aspiration 17**

**WATER SUPPLIES ARE OF GOOD QUALITY READILY AVAILABLE AND USED WISELY.**

14.13 St Edmundsbury is in the driest region of the country and obtains its water from boreholes. Responsibility for supply rests with Anglian Water, who says that (subject to supply development schemes and demand management) there is sufficient water resource capacity to accommodate growth to 2031.

**14.14 The action to achieve the aspiration is:**

- a. Support Anglian Water’s programme of managing water and reducing mains leakage.

**Aspiration 18**

**DEVELOPMENT IS PROTECTED FROM FLOODING.**

14.15 St Edmundsbury is on the watershed between rivers which flow to the east to the North Sea and those which flow to the north-west to the Wash. Flood risk mapping has been carried out and identifies areas at risk. Increased water runoff from hard surfaces can increase the risk of flooding. Post-war investment in agriculture has brought improvements in land drainage to increase the productivity of arable land, but

this has led to an increased rate of water runoff from fields to watercourses through a series of drainage ditches. If riparian owners (those who own property along watercourses) fail to maintain ditches, this can result in localised flooding, or diversion of water on to roads.

**14.16 The actions to achieve the aspiration are:**

- a. Locate all new development away from areas at greatest risk from flooding.
- b. Encourage riparian owners to maintain the water course network.
- c. Provide advice to owners of current properties that are at an increased risk of flooding.
- d. Work with the county council and other key partners to support the implementation of the Suffolk Local Flood Risk Strategy.





# 15. Culture and leisure

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of culture and leisure.**

- 15.1 Culture and leisure covers a huge range of activities, including arts, entertainments and festivals, heritage and museums, parks and countryside, cemeteries and allotments, children's play areas, sports facilities and tourism and visitor services.
- 15.2 Culture and leisure provides a range of individual and community benefits, such as contributing to healthier communities, raising aspirations and improving quality of life and wellbeing, as well as delivering wider economic development benefits.
- 15.3 Given the variety of culture and leisure on offer, it is not surprising that there is a range of different providers including community groups, the private sector, public sector and charitable trusts. What is required is a co-ordinated approach to delivery so that the provision remains strong and varied. Many villages have their own village halls and community centres, sports fields and play areas, most managed by the parish council or a local community association. There are also many areas of woodland and open space managed by charity and voluntary organisations, such as Ickworth House and estate, managed by the National Trust. Many of the rural villages are very attractive and draw tourists, particularly Clare and Cavendish.
- 15.4 The steps we need to take to

meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.

- 15.5 In 2031, rural St Edmundsbury will be a place where:

### **Aspiration 19**

A wide range of top quality cultural and leisure opportunities are available to residents and visitors.

### **Aspiration 20**

More people access cultural and leisure opportunities.

### **Aspiration 21**

Different organisations across the public, private and voluntary sectors work in partnership to offer high quality cultural and leisure activities offering the best possible value for money.

### **Aspiration 19**

**A WIDE RANGE OF TOP QUALITY CULTURAL AND LEISURE OPPORTUNITIES ARE AVAILABLE TO RESIDENTS AND VISITORS.**

- 15.6 The key challenge in the rural areas is offering an appropriate range of leisure activities to scattered rural communities, where there are not enough people to justify building or maintaining large leisure facilities such as sports centres.
- 15.7 **The actions to achieve the aspiration are:**
- a. **Help rural communities apply for grants from other organisations towards leisure facilities and activities.**
  - b. **Ensure better multi-use of**

current leisure facilities, for example schools and libraries, so that they can be easily used by the community. There is a particular opportunity for this through the moving from a three-tier to a two-tier education system and the facilitation of the redundant facilities for community use wherever possible (see Policy RV8).

- c. **Work with partners and stakeholders to understand rural opportunities and to develop a range of cultural and leisure services that help to deliver strong, vibrant and healthy communities.**
- d. **Work with partners to safeguard existing leisure and cultural facilities and ensure new facilities, where required, are provided in appropriate locations.**

### **Aspiration 20**

**MORE PEOPLE ACCESS CULTURAL AND LEISURE OPPORTUNITIES.**

- 15.8 Leisure and culture services play an important part in improving the local quality of life. They promote rural tourism, social cohesion and good health in every sense – physical, emotional and mental – as well as helping to combat obesity through physical activity. They bring people together and create a sense of belonging to a distinctive local community and also care for the environment through parks, green spaces and countryside stewardship.
- 15.9 Many villages are concerned about antisocial behaviour and think more facilities and activities for

young people will help combat it. However, it is recognised that travelling to the nearest town will be necessary for some leisure and culture activities. Many rural residents have a particular interest in the environment and are willing to take part in projects to manage and improve the environment.

- 15.10 There are marked differences between the age profile of the rural areas and that of the towns. In the rural areas only 20% of the population is under 24 years old compared with 21% in Bury St Edmunds and 26% in Haverhill. This situation is reversed for those aged over 65 where 25% of the rural population is in this age group compared to only 18% in Bury St Edmunds and 13% in Haverhill. It is important that the

leisure needs of older people are met in the rural areas to combat any feelings of isolation. The needs of an ageing population are also dealt with in the section of this document on health and wellbeing and some actions relevant to this are included as actions in other aspirations (for example, greater use of schools).

### Children's play

- 15.11 Play is crucial to children's healthy development and happiness. Evidence demonstrates that one of the best ways for children to stay both physically and mentally healthy is through access to a variety of unstructured play experiences. This allows children to use their creativity while developing their imagination,

dexterity, and physical, cognitive and emotional strength. (Play England 2008.)

- 15.12 The council's planning policies for the provision of play are contained in the Joint Development Management Policies document. A countywide play strategy was published in 2010 which set out a vision 'to create and sustain inclusive play opportunities to contribute to enabling all children and young people in Suffolk to enjoy themselves and develop their potential, giving them the basis for a successful life as active members of their community'.

- 15.13 Play doesn't always require a formal playground with swings and roundabouts. Often things such as a fallen tree trunk can spark imaginative play that will stimulate the senses even if it does not require physical activity.

- 15.14 In most of the rural parts of the borough, parish councils are the predominant owners of amenity land and play areas. The borough council helps support the parishes in the management of their play areas by undertaking safety inspections, and also provides parish councils and rural community groups with grants to help towards the cost of playground facilities

- 15.15 **The actions to achieve the aspiration are:**

- a. Promote active cultural and leisure participation as a way of achieving good health.
- b. Encourage, train and work alongside local groups in environmental stewardship.
- c. Work with villages and accommodation providers to identify and promote their



- tourism potential.
- d. **Deliver cultural and leisure facilities and an events programme that promotes tourism and maximises the local economic impact.**
  - e. **Promote leisure activity that enhances access to, but safeguards, the diverse range of habitats/environments.**
  - f. **Encourage space to be made available for children to play safely.**
  - g. **Work to improve access to leisure facilities in larger population centres.**

### Tourism and Leisure facility at Park Farm, Ingham

- 15.16 The extraction from a sand and gravel quarry at Park Farm, Ingham is due to be completed within the next five years with the land restored to a mix of arable farmland, species rich grassland and a series of open water lakes. The restoration of the land has brought forward the opportunity for the creation of recreational, leisure and tourism facilities serving both the locality and the wider area which will bring both economic and community benefits to the area.
- 15.17 It is anticipated that the types of uses to be provided on the site could include holiday lodges, touring caravans and associated facilities, facilities for fishing, a café, farm shop and other small niche suppliers related to leisure and recreation.
- 15.18 A concept statement and masterplan will need to be prepared to determine the types and locations of uses before any application for planning permission can be made. Where masterplans, concept statements or development briefs are

### POLICY RV6: PARK FARM, INGHAM

86 hectares of land is allocated at Park Farm, Ingham for leisure, recreation and tourism as identified on the Policies Map.

The amount of land available for the proposed uses, types and location of uses, access arrangements, design and landscaping will be informed by a concept statement and masterplan for the site. The site must provide:

- public footpath and cycleway access within the site and to the nearby villages of Fornham All Saints, Fornham St Genevieve, Ingham and Culford;
- public transport links; and
- areas of public open space and recreational open space.

A transport assessment and safety audit will need to be provided as part of any proposal for development on the site.

required, following their adoption there may be instances, where, because of a significant change in circumstances, a document may need to be revisited and potentially be subject to further consultation and adoption arrangements.

- 15.19 The masterplan and concept statement should consider opportunities to conserve and enhance the character of the landscape, having particular regard for the characteristic parklands, small plantations and tree belts in the area.
- 15.20 The opportunities for connectivity with surrounding area by foot, cycle and public transport must be outlined in the concept statement and masterplan.
- 15.21 This allocation will help to mitigate potential effects on the Breckland Special Protection Area (SPA) by providing an alternative visitor attraction that can absorb the pressures of visitors to the area. The biodiversity potential of the site will be maximised with the creation of new habitats as part of the restoration of the existing quarry site.

### Aspiration 21

**DIFFERENT ORGANISATIONS ACROSS THE PUBLIC, PRIVATE AND VOLUNTARY SECTORS WORK IN PARTNERSHIP TO OFFER HIGH QUALITY CULTURAL AND LEISURE ACTIVITIES OFFERING THE BEST POSSIBLE VALUE FOR MONEY.**

- 15.22 It is particularly relevant, to promote wide access and to look at ways of providing cultural and leisure activities in the most cost-effective and efficient way.
- 15.23 **The actions to achieve the aspiration are:**
- a. **Work together with partners and stakeholders to understand rural opportunities and to develop innovative ways of providing leisure and cultural activities.**
  - b. **Encourage sports clubs to enable people of all ages to keep active.**



# 16. Health and wellbeing

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of health and wellbeing.**

- 16.1 Health is about much more than being free from illness. Its wider determinants include exercise, food, housing standards, health and safety, air quality, noise and environmental issues, all services in which the borough council plays an important role and which are discussed elsewhere in this document. Wellbeing is generally considered to be closely linked to quality of life and its indicators include wealth, employment, the built environment, physical and mental health, education, recreation and leisure time, and social belonging – also subjects discussed elsewhere in this document. It is in improving quality of life that local people, community groups and public sector bodies can have a real impact on health and wellbeing.
- 16.2 This theme captures some of the actions which will need to be taken in the rural areas of St Edmundsbury to deliver the Suffolk Health and Wellbeing Strategy.
- 16.3 Access to the countryside and open spaces provides an important contribution to health and wellbeing and these issues are further dealt with in the Historic and Natural Environment section of this document.
- 16.4 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.



- 16.5 In 2031, rural St Edmundsbury will be a place where:

### **Aspiration 22**

Villages are vibrant hubs of activity, with health services and activities wherever possible and practical.

### **Aspiration 23**

A good quality rural environment helps to enhance people's lives and support a sustainable rural economy.

### **Aspiration 24**

An ageing population is adequately provided for.

### **Aspiration 25**

Issues of deprivation are considered and dealt with appropriately.

### **Aspiration 22**

**VILLAGES ARE VIBRANT HUBS OF ACTIVITY, WITH HEALTH SERVICES AND ACTIVITIES WHEREVER POSSIBLE AND PRACTICAL.**

- 16.6 Health services face increasing calls on limited resources and healthcare provision will have to change in response. Health has been seen as the responsibility of health professionals, but community groups and individuals need to take an increasing responsibility, especially in rural areas with limited or no local health services. Greater emphasis upon prevention and early intervention may decrease the need for treatment in the long run.
- 16.7 Local facilities and activities make an important contribution to health and wellbeing and provide a focus for people who want to keep healthy and active.

16.8 All residential developments have an impact on the capacity of healthcare services and facilities and this is especially the case for specialist accommodations for older people and certain Use Class C2 developments, comprising nursing, residential and care homes.

16.9 The extent of these impacts needs to be assessed at an early stage of the planning process and necessary mitigation secured to ensure that an appropriate level of healthcare service capacity continues to be provided for the whole community.

16.10 **The actions to achieve this aspiration are:**

- a. Investigate ways in which services can be brought to rural communities, such as mobile libraries, leisure activities, medical services, prescription collections, and so on.
- b. Encourage debate about how healthcare resources are best deployed in rural areas.
- c. Exploit advances in technology, to support elderly people, those with long term conditions, and the wider community.
- d. Develop a coherent approach to preventative measures and promoting wellbeing in rural areas, including the use of mobile facilities and the use of village halls to deliver health and support services.
- e. Engage and support voluntary and community groups in the local delivery of support services.
- f. Work with partners to remodel health provision as the population changes and in line with the development of

the Suffolk Joint Health and Wellbeing Strategy.

- g. Safeguard existing health facilities in rural areas.
- h. Encourage schools to establish patterns of healthy exercise.
- i. Ensure that residential developments and certain Use Class C2 developments (comprising nursing, residential and care homes), make appropriate provision for healthcare infrastructure and funding to mitigate the healthcare capacity impacts arising.

### Aspiration 23

#### A GOOD QUALITY RURAL ENVIRONMENT TO HELP ENHANCE PEOPLE'S LIVES AND SUPPORT A SUSTAINABLE RURAL ECONOMY.

16.11 The quality of the environment is a key determinant of health. Allotments, both public and private, have traditionally played an important role, providing the opportunity for individuals to grow their own produce. Concerns about genetic modification of foodstuffs, chemical pollution and contamination of food and the desire for freshness has seen resurgence in their popularity.

16.12 The standard plot of 10 rods provides about 250 square metres area, which will generally meet the requirements of the most demanding gardener. However, for many, this may exceed their individual requirements and consideration should be given to the provision of a wider range of plot sizes, including smaller plots.

#### POLICY RV7: ALLOTMENTS

Proposals that will result in the loss of allotments will not be allowed unless:

- a. it can be demonstrated that there is no local demand for the allotment; or
- b. suitable alternative allotment provision can be identified and made available.

Any replacement provision should take account of the needs of the locality, accessibility and suitability.

Sites for the provision of additional allotments will be identified, where appropriate, in Masterplans and Development Briefs.

16.13 **The actions to achieve this aspiration are:**

- a. Tackle environmental issues affecting residents' lives.
- b. Ensure that environmental impacts are properly considered for all new developments, attaching conditions to mitigate the impact where appropriate.
- c. Make land available for allotments to allow residents to grow their own food and facilitate the provision of local markets offering reasonably-priced good quality food.

16.14 It is recognised that rural footpaths, bridleways and river paths have an important role in providing opportunities for walking and improving health and fitness levels. This is further covered in section 18 of this document 'Historic and natural environment'.

**Aspiration 24****AN AGEING POPULATION IS ADEQUATELY PROVIDED FOR.**

16.15 Increased calls on healthcare generally, and from the ageing population in particular, mean that innovative and cost-effective methods of delivering care to people in their own homes need to be explored. Older people who feel isolated also need opportunities to socialise, for example at day centres and lunch clubs, and an increasing numbers of carers will need support. Those reliant on public transport may need help to access services.

16.16 As people get older the need to remain independent becomes an important factor in maintaining a sense of wellbeing. It should be recognised that it is both our homes and communities that have a role to play in helping maintain this independence and 'lifetime neighbourhoods' (ensuring good access to social networks, services and facilities) in rural areas should be developed by working with key partners and developers. This should be read within the context of the aspirations and actions within the Homes and Communities section of this document.

16.17 **The actions to achieve this aspiration are:**

- a. Use village halls and other community buildings as hubs for services for elderly residents.
- b. Encourage self-help and volunteering to help provide services for older people.
- c. Support affordable community transport initiatives.
- d. Work with developers and local partners, and use development management policies, to implement the 'lifetime neighbourhoods' concept in rural St Edmundsbury.

**Aspiration 25****ISSUES OF DEPRIVATION ARE CONSIDERED AND DEALT WITH APPROPRIATELY.**

16.18 Compared to many parts of the country the rural part of the borough has few areas of deprivation, however, where pockets of deprivation do exist it is important that these issues are dealt with appropriately.

16.19 **The actions to achieve this aspiration are:**

- a. Use the census results and other available data to inform collective decisions on programmes to tackle deprivation.
- b. Focus available resources on dealing with the isolated pockets of deprivation across the rural areas.

Providing for the needs of an ageing population is also considered in the Culture and Leisure and Homes and Communities sections of this document.



# 17. Education and skills

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of education and skills.**

- 17.1 There remains a need to make provision for further school places to accommodate the growth in population over the next 20 years and beyond.
- 17.2 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.
- 17.3 In 2031, rural St Edmundsbury will be a place where:

## **Aspiration 26**

Local schools are successful and educational attainment exceeds national averages.

## **Aspiration 27**

Schools are supported through periods of change and efficient use is made of existing, new or vacant school sites.

## **Aspiration 28**

School facilities are of a high standard and fulfil a wider community role.

## **Aspiration 29**

Education providers raise aspirations of our future citizens and workforce.

## **Aspiration 30**

Residents have easy access to schools, further education opportunities and vocational and technical training.

## **Aspiration 26**

**LOCAL SCHOOLS ARE SUCCESSFUL AND EDUCATIONAL ATTAINMENT EXCEEDS NATIONAL AVERAGES.**

- 17.4 The county council is the principal provider across the borough of education services and ensures access to education, however, a number of academies and free schools are being set up across the borough in both rural areas and towns which also serve the rural population. Educational attainment in the rural areas is generally good and it is important that this is maintained and, where needed, improved.

- 17.5 Other sections of this document note the need to encourage people to behave differently to create a healthier, greener and safer society. Schools are an excellent place to try and create new public behaviour from an early age.

## **17.6 The action to achieve this aspiration is:**

- a. **Provide support, where necessary, to the county council and other education providers to encourage and facilitate high educational ambition and attainment.**

## **Aspiration 27**

**SCHOOLS ARE SUPPORTED THROUGH PERIODS OF CHANGE AND EFFICIENT USE IS MADE OF EXISTING, NEW OR VACANT SCHOOL SITES.**

- 17.7 The St Edmundsbury Core Strategy identifies a need for approximately

1600 new homes in the rural area by 2031 primarily located in those locations that already have schools or can easily access them. This will result in the need to expand rural schools, or even establish new ones. There may be particular pressure on the schools in Ixworth and Clare. The development sites allocated in the Rural Vision document will also generate the need for additional school places, which will be funded by the developers of the sites through legal agreements.

- 17.8 Reorganisation may leave some school sites vacant and available for other educational or community uses. Where these uses are not economically viable, or needed, other uses may be permitted as set out in the Joint Development Management Policies document. At the remaining schools, taking on additional year groups may be difficult for schools constrained within their current boundaries. Throughout schools reorganisation and establishment of academies and/or free schools, the county council still needs to ensure that there are enough school places and the borough council still has to allocate sites for schools of sufficient size.

## **17.9 The actions to achieve this aspiration are:**

- a. **Work with the county council and community groups to establish whether suitable educational or community uses can be found for vacant school sites before considering**

- alternative uses.
- b. Work with the county council to ensure that remaining schools are able to take on additional year groups as a result of schools reorganisation.
  - c. Find new sites for existing schools, or help facilitate the upgrade of existing sites to help meet the demands of an increasing population.
  - d. Work with the education providers and communities to establish the most appropriate education facilities to meet the needs of their community.

### Aspiration 28

#### SCHOOL FACILITIES ARE OF A HIGH STANDARD AND FULFIL A WIDER COMMUNITY ROLE.

- 17.10 Many schools have facilities such as playing fields and school halls which are under-used out of school hours. There is an opportunity for local communities to work with the education authority and local schools to facilitate the use of these facilities by the local community.
- 17.11 **The action to achieve this aspiration is:**
- a. Work with education providers to facilitate the sharing of school facilities with local communities.

The use of public buildings for community use is also considered in the sections of this document on Homes and Communities and Culture and Leisure.

### Safeguarding educational establishments

- 17.12 Suffolk is currently undergoing a period of change through the

schools reorganisation review which will mean the eventual closure of middle schools in the borough. This may mean that there is a requirement for the provision of some new schools and for existing schools to extend in the plan period, as well as some middle schools possibly becoming redundant. This need for expansion may also extend to other education providers in the rural areas.

- 17.13 It is important that these school and educational facilities are protected for community and educational uses which is proposed under the policy below.

#### POLICY RV8: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS

Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where:

- a the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or
- b the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or
- c there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.

### Aspiration 29

#### EDUCATION PROVIDERS RAISE ASPIRATIONS OF OUR FUTURE CITIZENS AND WORKFORCE.

- 17.14 Population figures for the rural area show a reduction in the population of 16-24 year olds, indicating that many young people leave, potentially for better jobs or to attend university.

The rate of 16-18 year olds in the borough who are not in education, employment or training (NEET) was 4.9% in Bury St Edmunds, 7.4% in Haverhill and 4.45% in Thurston. This can be compared with a West Suffolk average of 6.06% in November 2012. NEET status is associated with youth crime, long-term unemployment and, for the individual, reduced income for their whole working life. Apprenticeships provide an excellent employment and education opportunity for many, but there is still a disappointingly low take-up by young people, and about a third of young people who take up apprenticeships in the borough never finish them. It is also recognised that the participation age will rise to age 17 from 2013 onwards, and to 18 from 2015. Whilst this does not make remaining at school compulsory, it does require individuals to remain in some form of education or training post-16. There will need to be relevant provision to meet this need aligned to the needs of the local economy. As a result of reducing the size of the public sector, some public sector workers will benefit from retraining to help them find jobs in the private or third sectors. These are organisations that are not businesses operating for profit in the private sector.

17.15 **The actions to achieve this aspiration are:**

- a. Work with local employers and key partners to improve the information about work that is received by school pupils, for example through the county council's aspiration escalator model.
- b. Promote awareness of apprenticeship schemes in schools, improve existing schemes and increase the number of employers taking on apprentices.
- c. Work with partners to improve access to adult learning courses in the rural hubs.
- d. Work with relevant organisations to develop the skills needed to run voluntary and/or third sector community sector organisations.
- e. Ensure that skills training meets the needs of a rapidly changing economy.
- f. Lobby the LEPs to ensure they use their influence in shaping the local vocational and training offer.



### Aspiration 30

#### RESIDENTS HAVE EASY ACCESS TO SCHOOLS, FURTHER EDUCATION OPPORTUNITIES AND VOCATIONAL AND TECHNICAL TRAINING.

- 17.16 Education transport is a county council responsibility and the percentage of school pupils using sustainable modes of transport to get to school in the rural areas is high, but the borough council would still wish to see a reduction in the number of journeys to school undertaken by car.
- 17.17 Although St Edmundsbury compares favourably at a county level for qualifications up to NVQ2 level, too few residents have higher level technical

qualifications (Levels 3 and 4), which is a major barrier to increasing the number of highly paid jobs. New technologies, particularly information and communication technologies, are likely to change the way people work and will require new skills.

17.18 **The actions to achieve this aspiration are:**

- a. Build new schools in locations that limit the travelling distance for pupils.
- b. Create safe routes to schools that encourage walking and cycling.
- c. Encourage schools to adopt and promote green travel plans discouraging travelling to school by car.





# 18. Historic and natural environment

**This section looks at our aspirations for how rural St Edmundsbury will look and feel in 2031 in terms of the historic and natural environment.**

- 18.1 The historic and natural environment of rural St Edmundsbury is of an outstandingly high quality. It gives the rural areas their unique character and is both a valuable amenity for residents and an increasingly important tourist attraction.
- 18.2 The steps we need to take to meet our aspirations are set out as actions which will be monitored to ensure we keep track of our achievements and targets.
- 18.3 In 2031, rural St Edmundsbury will be a place where:

### Aspiration 31

The historic and natural environment is protected, maintained and enhanced.

### Aspiration 32

The new pressures on the countryside are managed and new development is responsive to local distinctiveness.

### Aspiration 33

Sustainable access to the countryside is enhanced and promoted.

### Aspiration 31

**THE HISTORIC AND NATURAL ENVIRONMENT IS PROTECTED, MAINTAINED AND ENHANCED.**

- 18.4 The rural character of St Edmundsbury is important to both rural and urban residents.

Although most urban residents view the countryside only when travelling through it, for village residents, the natural environment is around where they live. There are several local amenity groups interested in the environment. They represent a valuable resource of local knowledge which could be better used.

- 18.5 There are many different types of landscape in the rural areas which provide a diverse range of habitats and species, some of which require special protection. The Breckland Special Protection Area (SPA) is one of these areas which has been given additional protection from the potential impact of new development through Policy CS2 of the Core Strategy. There are policies elsewhere in the Local Plan which also seek to minimise impacts on biodiversity, the majority of which are in the Joint Development Management Policies document.

### 18.6 The actions to achieve this aspiration are:

- a. Produce conservation area appraisals and management plans for the rural conservation areas to identify their special qualities.
- b. Continue to support and develop community-led initiatives, such as events and competitions, to increase understanding of the historic and natural environment to protect, promote and enhance its interpretation.
- c. Continue to ensure that new development protects and enhances assets of local design, national and local cultural and

conservation significance and landscape character.

- d. Promote visitor access to the countryside.
- e. Support and encourage developers to carry out archaeological assessment at an early stage in the design process.

### Areas of special character

- 18.7 Our rural area is unique with many places of special character and quality. There are policies elsewhere in the Local Plan which seek to protect such areas, many of which sit within the Joint Development Management Policies document.
- 18.8 There are also policies elsewhere in the Local Plan which seek to protect areas of special character and deal with issues such as wind turbines, conservation areas and building in the countryside.
- 18.9 We have not sought to specifically identify and define these areas of special character and quality as this can mean different things in different areas and it is considered the protection of such areas will be addressed through other documents in the Local Plan.
- 18.10 The exception is the Dedham Vale and Stour Valley area, which is an area of picturesque villages, rolling farmland, rivers, meadows, ancient woodland and a wide variety of local wildlife. Part of this area, within Essex and adjacent to the Suffolk border, is designated an Area of Outstanding Natural Beauty (AONB). The special character of this area is recognised and work is being undertaken to

explore whether a local or national designation should be applied in that part of the area which falls within St Edmundsbury Borough.

### Aspiration 32

#### THE NEW PRESSURES ON THE COUNTRYSIDE ARE MANAGED AND NEW DEVELOPMENT IS RESPONSIVE TO LOCAL DISTINCTIVENESS.

- 18.11 Development represents the greatest threat to the natural environment, especially in rural areas. This applies to infill, brownfield and greenfield developments. Whilst the most important sites and species are protected by law, the loss of incidental habitats and trees can lead to increasing isolation and this has happened to habitats such as woodland, heathland and wetland.
- 18.12 It is also important the design of new development respects surroundings. This can be done through the development of planning policies to ensure certain standards of design, as well as the provision of development briefs or concept statements which will identify the principles of design to be used. These will give more certainty to local communities around what will be developed.
- 18.13 The effects of lifestyle changes are perhaps most noticeable in the rural area. Loss of traditional land-based occupations such as farming has radically altered the rural area, making it a place to live in rather than a place in which to both live and work. The demand for housing of a type not usually used by people who work locally

in the rural areas has seen prices rise beyond the means of many local people. Initiatives such as farm diversification schemes are contributing to the reversal of this trend by introducing alternative forms of rural employment.

- 18.14 **The actions to achieve this aspiration are:**
- a. **Ensure that new green infrastructure which is connected to, and complementing, the existing network is integral to all new development.**
  - b. **Maintain and improve the sustainability of villages.**
  - c. **Use planning policy to ensure that development is in keeping with and respects local distinctiveness.**
  - d. **Ensure that new development seeks to minimise any impacts on biodiversity, providing a net gain wherever possible.**

### Green Infrastructure Policy

- 18.15 In 2009 a Green Infrastructure (GI) Strategy was prepared for the borough. Green Infrastructure has been defined by Natural England as:

*“A strategically planned and delivered network of high quality green spaces and other environmental features... Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens”*

- 18.16 The Green Infrastructure Strategy provides an analysis of existing green infrastructure and considers how the enhancement of this and the provision of new green infrastructure will be used to support the delivery of proposals in the Local Plan. Funding for Green Infrastructure policies comes from a number of sources, including developer contributions where appropriate.

- 18.17 A series of action zones, green corridors and woodland enhancement corridors have been defined to focus green infrastructure planning within the rural areas. These are based on character and opportunities for functional links. They form the framework for a series of potential green infrastructure projects which would seek to enhance the particular characteristic of the areas. Green Infrastructure can help in diverting recreational pressure away from more sensitive areas such as European Sites and SSSIs. The action zones, green corridors and woodland enhancement corridors and example component projects are identified in the Green Infrastructure Strategy which is available on the website: [www.westsuffolk.gov.uk/backgroundpolicyevidence](http://www.westsuffolk.gov.uk/backgroundpolicyevidence)

**POLICY RV9: GREEN INFRASTRUCTURE IN THE RURAL AREAS**

In the rural areas the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.

Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.

Green Infrastructure projects will:

- a. enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;
- b. conserve and enhance the wooded character of identified woodland enhancement corridors in the GI Strategy, with a view to linking areas of ancient woodland corridor;
- c. seek to use existing routes, tracks and links, wherever possible, to form continuous green corridors, as identified in the GI Strategy, facilitating equal access and maximising permeability to existing routes within the countryside;
- d. improve and enhance, where practical, the wetland landscape character along the river corridors; and
- e. promote access to, and appreciation of, local history and heritage assets within the landscape as part of a multi-functional approach.

The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy.

Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

**Aspiration 33****SUSTAINABLE ACCESS TO THE COUNTRYSIDE IS ENHANCED AND PROMOTED.**

18.18 Access to the countryside can be difficult particularly where the public rights of way network is incomplete and where rural roads lack pavements. Provision for cyclists in the rural areas is sparse beyond the Sustrans routes. The pedestrian and bicycle connections between villages, and between villages and towns, are often poor.

**18.19 The actions to achieve this aspiration are:**

- a. Upgrade and link existing rights of way and work with appropriate partners to improve the footpath and cycle network.
- b. Create new networks for people and wildlife, linking historic and natural sites such as woodlands, wood pasture, heathland and wetland habitats.
- c. Encourage the county council, as highways authority, to implement environmentally sensitive safety measures on rural roads.
- d. Work with partners and neighbouring authorities to ensure the appropriate consideration of cross boundary green infrastructure issues.



# St Edmundsbury Green Infrastructure Strategy

**Key**

- St Edmundsbury Borough boundary
- Surrounding local authority boundaries
- Key Service Centres

**Existing GI Assets**

- Existing strategic GI asset
- National Routes
- Peddars Way
- National Sustrans
- Regional trails
- Regional Sustrans
- Local Named Route
- Bury to Clure Walk
- Local Cycle Route
- Designated Nature Conservation Sites
- County Wildlife Sites
- Special Areas of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Local Nature Reserves
- Scheduled Monument
- Registered Parks and Gardens
- Open space
- River

**Proposed GI Assets**

- Green Corridors (Access)
- Green Corridors (St Edmundsbury Green Corridor)
- Green Corridors (Wickhambrook)
- Green Corridors (Black Bourn Valley Corridor)
- Green Corridors (Stour Brook Green Corridor)
- Green Corridors (Little Ouse Green Corridor)

**Proposed local links**

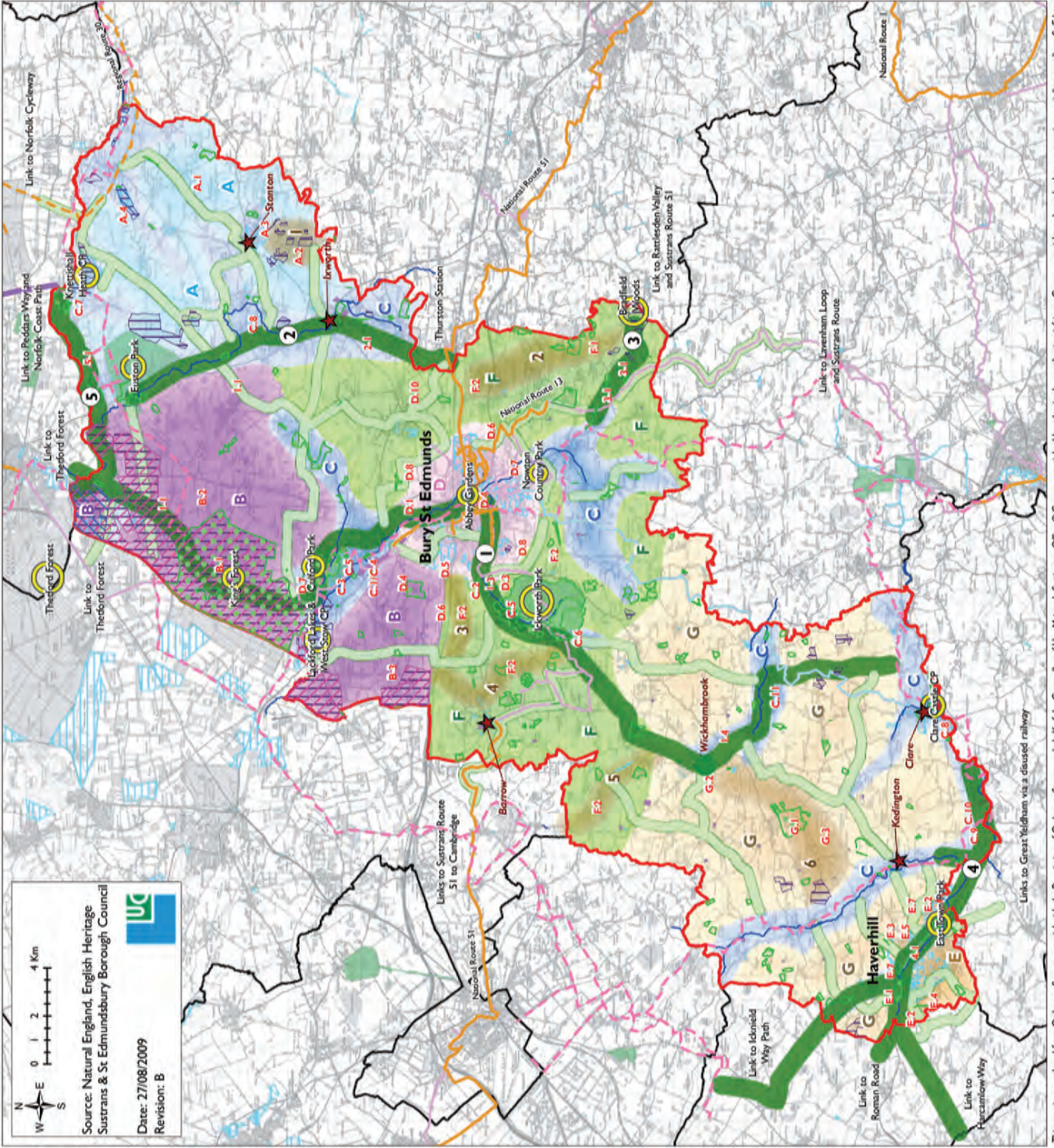
- E.7 GI projects

**Woodland Enhancement Corridor**

- 1. Stanton Woodland
- 2. St Edmund Way to Bradfield Woods
- 3. Westley
- 4. The Saxhams
- 5. Lidgate & Wickhambrook
- 6. The Thurlows & Stratfield

**Action Zones**

- A. Black Bourn and Little Ouse Headwaters
- B. Brecks
- C. River Valleys
- D. Bury St Edmunds
- E. Haverhill
- F. Historic Parkland and Woodland
- G. Ancient Farmland



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# 19. Key Service Centres

**19.1 This section of the document outlines the policies in relation to the five Key Service Centre (KSC) villages in the borough:**

- Barrow
- Clare
- Ixworth
- Kedington
- Stanton

19.2 These are the villages which have a good range of services and facilities to meet the needs of their communities and may be suitable for a certain level of additional growth. Designation as a Key or Local Service Centre does not mean that settlements will automatically receive a set amount

of development. Environmental and infrastructure constraints and site availability are key factors in helping to determine the site allocations within this document.

19.3 The policies set out the development allocations as well as other land use planning issues which may need addressing.

19.4 Where appropriate, site sketch maps have been provided for the allocated housing sites to illustrate some of the more site specific requirements. These plans are to assist in the interpretation of key on site issues and should not be viewed as the final plans for the sites.

19.5 Where Masterplans, Concept Statements or Development Briefs are required, following their adoption there may be instances, where, because of a significant change in circumstances, a document may need to be revisited and potentially be subject to further consultation and adoption arrangements.

19.6 Detailed inset maps for each village can be seen in the separate Policies Map Book which illustrates all of the designations, including landscape, historical and environmental.



# 20. Barrow

- Key Service Centre
- Good accessibility to Bury St Edmunds
- Range of local services and facilities

## The local area

20.1 Barrow is a large village located approximately six miles to the west of Bury St Edmunds. It has a strong local community and is served with a good range of day-to-day services and facilities including a primary school, village shop, post office, two public houses, a village hall, play area and a GP surgery.

20.2 There are a number of policies elsewhere in the Local Plan which

seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

20.3 The village is designated as a Key Service Centre in the Core Strategy in recognition of the important role it has to play in serving the residents of the village and those that live in the immediate surrounding area.

20.4 There are no national landscape or habitat designations in close proximity to the village and the village does not have a

conservation area. However, the close proximity of the small settlements of Denham and Burthorpe should be protected from coalescence with Barrow.

## Local constraints and opportunities

- The scale of growth will be dependent on local environmental and infrastructure capacity.
- Proposals for growth need to be sensitive to the proximity of Denham.
- Additional or expanded services and facilities such as a dentist, primary healthcare facilities and services, primary school, sports pitches and recreational open





- space will be required depending on the scale of development proposed.
- d. Barrow is fundamentally constrained to the north from the setting of the adjacent Scheduled Ancient Monument (SAM).
- e. Buffers between Barrow and surrounding settlements create fundamental constraints to development to the east and south west.
- f. Consideration needs to be given to the impact on views from the west of the settlement around Denham Castle.
- g. A buffer is required to protect the County Wildlife Site to the south of Barrow, although there may be potential to extend the settlement in this direction providing suitable mitigation can be achieved and a defensible boundary to further development formed.
- h. There are constraints to the Barrow Waste Water Treatment Works which has very little headroom for additional development up to 2031, with additional capacity probably required by 2020 to support the new housing allocations. Therefore there will be a need for additional water infrastructure and or treatment upgrades to support new development in the village.
- i. The heavy soils in and around Barrow make the area susceptible to surface water flooding, demonstrated by the number of ponds around the village. This will need to be considered when future sites are developed but is an obstacle that can be overcome.
- j. The Suffolk County Historic Environment Record records prehistoric archaeological sites to the south of the village, which lies on relatively high ground. To the north, there is a cluster of medieval sites, and those of Roman and medieval date are recorded around The Green.
- 20.5 Further information on constraints and opportunities in Barrow is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available on the website: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)
- 20.6 Some of the key issues the village community would like to address over the plan period include concerns about the road, drainage and sewerage infrastructure in the village not being able to cope with the additional development and the need to protect the surrounding settlements of Burthorpe and Denham from coalescence. In 2012 the Parish Council has stated its intention to prepare a neighbourhood plan for the village.
- 20.7 The development to meet the needs of the village is informed by the evidence base and assessments referred to in section 9 of this document.
- 20.8 There is one employment site allocation (Policy RV4) which is located beyond the edge of the housing settlement boundary to the north of the village. The site lies adjacent to Barrow primary school playing fields and any proposals for development on this site should take into account the requirements for the future expansion of the school.
- 20.9 The site is suitable for B1 employment uses which can include offices, research and development, or any industrial process which can be carried out in any residential area without detriment to the amenity of that area.
- 20.10 Three residential sites are allocated for development in Barrow as outlined in the supporting text and the policy below.

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### RV10A LAND AT THE GREEN

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- 20.11 This site is centrally located within the village. It comprises a western meadow and an area of grassland. The site is accessed by tracks to the north and the south.
- 20.12 A Development Brief for land at The Green was adopted in March 2011. This is available online: [www.westsuffolk.gov.uk/supplementaryplanningguidance](http://www.westsuffolk.gov.uk/supplementaryplanningguidance). The Development Brief allows for 29 dwellings on the site, however the site developer has acquired some land adjoining the site, also included in the development brief, which has increased the total dwelling provision. Planning permission was granted for 40 dwellings on this site in July 2013. Sites where planning applications were approved after the April 2012 base dates are included as allocated sites, as to omit them would not show the complete planning picture.

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### RV10B LAND EAST OF BARROW HILL

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- 20.13 This site is located on the south eastern edge of Barrow and comprises two areas of arable fields which are subdivided by hedgerow. A public footpath runs along the southern edge of the central hedgerow.
- 20.14 The site is well related to the built form of the village and the

services and facilities it provides. A site development brief will be required which should explore the feasibility of providing a dental surgery on site as well as making provision for improved cycleway and footpath connectivity with the village.

- 20.15 An ecological assessment has identified an important hedgerow, running east to west across the northern part of the site, and this should be retained and buffered and connectivity retained with Wilsummer Wood County Wildlife Site, which lies 450m to the east, in any proposals for development on the site.
- 20.16 A transport statement and safety audit will be required as part of any application for development on the site. The site access will need to take into account the land allocated west of Barrow

Hill and allow for the provision of staggered junctions.

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#### **RV10C LAND WEST OF BARROW HILL**

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- 20.17 The site lies to the south of Barrow and comprises arable land. There are few ecological features of value on the site; however a pond on the eastern boundary could be improved by de-silting and a reduction in overhead shading. A development brief will be required for this site which should make provision for improved cycleway and footpath connectivity with the village.
- 20.18 A transport statement and safety audit will be required as part of any application for development on the site. The site access will need to take into account the land allocated east of Barrow Hill and allow for the provision

of staggered junctions. Planning permission was granted for 80 dwellings on this site in December 2013. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture.

- 20.19 The design and the development of both sites at Barrow Hill will need to be sensitive to existing environmental features, woodland enhancement corridors and the County Wildlife Site to the south of the village.

#### **Infrastructure requirements**

- 20.20 Infrastructure delivery issues in relation to Barrow are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

**POLICY RV10: BARROW**

Residential development is proposed in Barrow on the following greenfield sites.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at The Green, Barrow	1.5	Short term	29*
b	Land east of Barrow Hill	4.2	Medium term	75 dwellings and 1 hectare of B1 business use
c	Land west of Barrow Hill	3.5	Medium term	75

Residential development on these sites will be permitted having regard to the phasing periods shown.

Development on land at The Green (a) must accord with the requirements in the adopted site development brief.

On sites (b) and (c) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by development briefs for the sites.

Applications for planning permission will only be determined once the development brief has been agreed by the local planning authority.

Land east of Barrow Hill (b) and west of Barrow Hill (c) must provide enhanced footpath and cycleway access to the village centre and areas of public open space.

Developers of land east of Barrow Hill (b) should investigate the opportunity for the provision of a new dental surgery and improved access/parking for the existing Barrow doctor's surgery through consultation and liaison with NHS England. The location of the B1 business uses on the site will be determined through the production of the development brief.

Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. The approved Development Brief for the site was the most up to date document available at this time which included the figures shown in the table above. Planning permission for 40 dwellings on Land at The Green, Barrow was granted in July 2013. Planning permission for 80 dwellings on Land west of Barrow Hill was granted in December 2013.





# 21. Clare

- Key Service Centre
- Regional tourist destination
- Wide variety of local services and facilities
- Historic town centre with conservation area and important listed buildings
- Country park with remains of medieval castle

21.1 Clare is a small market town located approximately seven miles from the centre of Haverhill. It is a picturesque Suffolk town with a wide range of local services and facilities including a primary school and the new Stour Valley Community School (opened September 2011), a post office, four public houses, a community hall, library, play area and recreation ground, allotments and GP surgery which serve the town

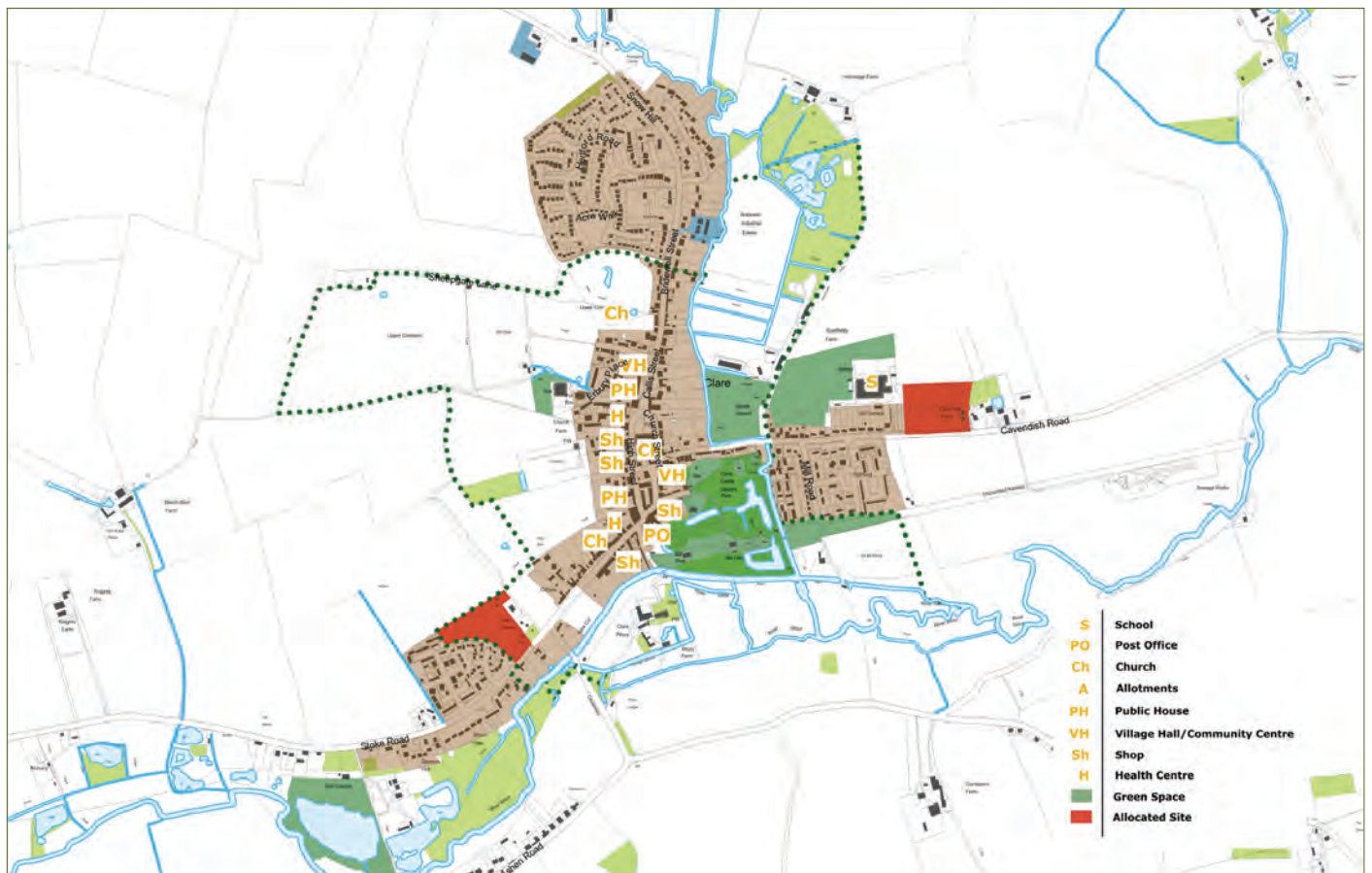
as well as the surrounding rural community.

21.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

21.3 The town is designated as a Key Service Centre in the Core Strategy in recognition of the important role it has to play in serving the residents of the town and those that live in the immediate surrounding area. The town has an active community and the Town Council, Clare Business Association and the Clare Society have worked together to produce the Clare

Community Plan which was published in October 2010.

21.4 There are no national landscape or habitat designations in close proximity to the town. Much of Clare is covered by a Conservation Area which extends to the open common land to the east and west of the town. This area has an adopted Conservation Area Management Plan (2008) which provides a basis by which any planning applications for development in or adjacent to the conservation area will be determined. There are important views which need protecting, as well as a country park which contains the historic remains of a medieval castle.



### Local Constraints and opportunities

- a. The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and historic qualities of Clare.
- b. Additional growth should take place in a phased manner and should consolidate and enhance existing community services and facilities.
- c. The linear pattern of development and flood risk areas along the two river corridors will influence the possible locations for growth.
- d. Development is further limited to the east through a rise in the land and to the west from the requirement to protect the character of the Conservation Area and landscape setting of the settlement.
- e. There is some concern about congestion on the A1092 – some local junctions may require upgrading.
- f. Any large scale development is likely to impact negatively on the character of the settlement. However small scale peripheral extension may be possible.
- g. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- h. Clare is a medieval town that lies within the rich archaeological landscape of the Stour Valley, as recorded in the County Historic Environment Record. The prehistoric Clare Camp and the medieval castle are Scheduled Monuments.

21.5 Further information on constraints and opportunities in Clare is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

21.6 Clare Town Council has expressed a desire to build a new car park to serve the town centre. The Clare Community Plan (2010) has also outlined some important points for consideration in the future growth of the town. Some of the key responses by residents in respect of the future growth of Clare are highlighted below.

- Many respondents thought that existing housing need is not being met.
- There is a desire for the provision of smaller and more affordable homes.
- The majority of respondents thought that new homes should be provided on previously developed land or on the edge of the town.
- Many respondents thought that there should be a gradual year-on-year increase in housing on smaller sites, rather than significant numbers on one or two large sites.

21.7 Whilst the council will always try to meet the needs of local communities it should be recognised that the size of Clare means a certain level of development is required to ensure sustainability requirements are met and the vitality and viability of the town is maintained.

### Development issues

21.8 The development to meet the needs of the town is informed by the evidence base and assessments referred to in Section 9 of this document.

21.9 The form and character of the town means that there are limited opportunities for development on previously developed land. In order to help sustain balanced communities and ensure that the need for travel is reduced, an existing employment area at Chilton Street is allocated for B1 employment use in Policy RV4.

21.10 Two small brownfield sites within the housing settlement boundary, at Townsend Nurseries and Church Farm, High Street, could come forward within the plan period without the need for allocation within this document.

21.11 Two greenfield sites for housing development are allocated for development in Clare as outlined in the supporting text and the policy below.

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#### RV11A LAND EAST OF THE GRANARY

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21.12 This site lies on the edge of the conservation area boundary to the south west of the town centre. It comprises an arable field and grassland. The site has been assessed as being of medium ecological value. The site is capable of supporting species of reptile and a survey should be undertaken to establish whether they are present on the site prior to any development taking place.





**RV11B LAND OFF CAVENDISH ROAD**

21.13 Land at The Granary now has a development brief to guide future development which was adopted by the council in September 2011. This is available online: [www.westsuffolk.gov.uk/supplementaryplanningguidance](http://www.westsuffolk.gov.uk/supplementaryplanningguidance)

21.14 A transport assessment and safety audit will be required as part of any application for development on the site.

21.15 Planning permission was granted for 60 dwellings on this site in November 2013. That decision cannot be challenged through this document. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture.

21.16 This site lies on the eastern edge of Clare on the northern side of the A1092. The site comprises paddocks and has been assessed as being of low ecological value and lies outside of the conservation area. A development brief will be required for this site which should make provision for improved cycleway and footpath connectivity with the town.

21.17 A transport assessment and safety audit will be required as part of any application for development on the site.

**Infrastructure requirements**

21.18 Infrastructure delivery issues in relation to Clare are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

**POLICY RV11: CLARE**

Development is proposed in Clare on the following greenfield sites.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land east of The Granary	2.3	Short term	60*
b	Land off Cavendish Road	2.2	Medium term	64

Residential development on these sites will be permitted having regard to the phasing periods shown.

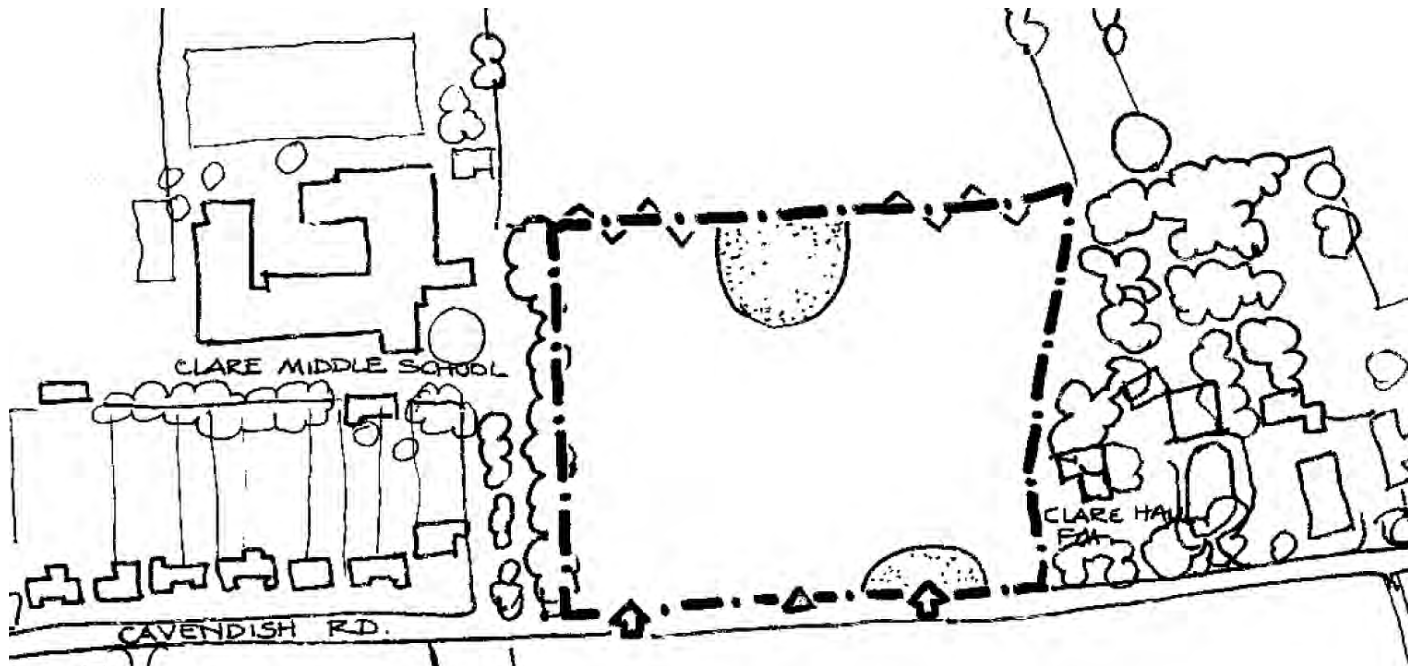
Development on land east of The Granary (a) must accord with the requirements in the adopted site Development Brief.

On site (b) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the site. Applications for planning permission will only be determined once the Development Brief has been agreed by the local planning authority.

Land off Cavendish Road (b) must incorporate proposals for enhancing footpath and cycleway access to the town centre.

Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 60 dwellings on land east of The Granary was approved in November 2013.



RV11b Land off Cavendish Road  
2.23ha 64 units

- SITE BOUNDARY
- ⇄ SITE ACCESS
- ▷ SECONDARY ACCESS
- ⊙ LANDSCAPE FEATURE RETAINED
- ~~~~~ LANDSCAPE BUFFER (PERMEABLE)
- ⊙ OPEN SPACE





# 22. Ixworth

- Key Service Centre
- Good range of local services and facilities
- Central conservation area and some important listed buildings
- Good transport links to Bury St Edmunds and Diss

22.1 Ixworth is a large village located approximately six miles from the centre of Bury St Edmunds. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Ixworth and other villages in the northern part of the borough.

22.2 The village has a good range of services and facilities including primary and middle schools, a range of shops, a post office, two public houses, a village hall, library, play areas, GP surgery and a Fire/Police Station. A conservation

area covers the majority of the village which clearly identifies the relationship of the village with the river Blackbourn which flows to the west of Ixworth. This area has an adopted Conservation Area Management Plan (2010) which provides a basis by which any planning applications for development in, or adjacent to, the conservation area will be determined.

22.3 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

22.4 The village is designated as a Key Service Centre in the Core Strategy in recognition of the important

role it has to play in serving the residents of the village and those that live in the immediate surrounding area. The village has an active community and a Parish Plan was produced for the village in 2005.

### Local constraints and opportunities

- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the historic core and Conservation Area.
- Bangrove Wood, to the north of Ixworth, is identified as a Site of Special Scientific Interest (SSSI) designation which limits development beyond the relief road.
- Flood risk areas along river corridors to the south and west will limit growth in these directions.





- d. Roads to the north (A1088) and the east (A143) of the village provide natural barriers to growth.
  - e. The Conservation Area and listed buildings within the existing centre is a recognised fundamental constraint to development to the south-west of the village.
  - f. A flood zone runs along the southern boundary of the settlement restricting all development to the south and the west.
  - g. Infill development between the edge of the existing settlement and the relief road to the north and the east provides small development opportunities, sufficient to support local facilities and with potentially good access to an existing bus route.
  - h. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with earlier phases of growth but some enhancement to the treatment process may be required for later phases. There are major capacity constraints within the surface water network.
  - i. The County Historic Environment Record shows Prehistoric, Roman and Anglo-Saxon sites within and around the medieval settlement of Ixworth and its priory. These sites tended to overlook Mickle Mere.
- 22.5 Further information on constraints and opportunities in Ixworth is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)



### Ixworth Primary and Middle Schools

- 22.6 Ixworth primary school is currently near capacity and the constraints of the existing built development around the school means that it is unlikely there will be enough room for the school to expand on its existing site.
- 22.7 The County Council Schools Organisation Review is proposing to remove the middle school tier from the current schools structure. This will result in the closure of Ixworth Middle School in August 2014. The Seckford Foundation has been given approval to bring forward a 540 place 11-16 secondary school on the site which is to open in 2014.
- 22.8 As there is a need to consider the potential for the future relocation of the primary school, some flexibility has been built into the development site allocated adjacent to the middle school site (RV12c). The southern part

of the site has been identified for residential use and the northern part is reserved for future educational needs, along with some further residential use.

- 22.9 The key issues the village community would like to address over the plan period include the provision of additional public open space in the village, a pedestrian footbridge across the Ixworth bypass and an improved bus service to Bury St Edmunds.

### Development issues

- 22.10 Development to meet the needs of the village is informed by the evidence base and assessments referred to in Section 9 of this document. One employment site is allocated in Policy RV4. This arable site lies on the northern edge of Ixworth, south of the A1088 and west of the A143. The site has been assessed as being of low ecological value. The site is suitable for B1 employment uses which can include offices, research

and development, or any industrial process which can be carried out in any residential area without detriment to the amenity of that area.

22.11 The form and character of the village means that the residential development opportunities are limited to infill development in and between the edge of Ixworth and the relief road to the north and east.

22.12 Therefore two greenfield sites and

one brownfield site are allocated for housing development to meet the needs of the area and ensure the continued viability of the facilities and services in the village.

#### **RV12A REEVES FARM, STOW ROAD**

22.13 This site lies on the southern side of Ixworth off Stow Road within a conservation area. It is a brownfield site and comprises hardstanding and buildings, two of which are historic with one of

the barns being listed. Part of a meadow to the rear of the built part of the site, is included within the site boundary. The site has been assessed as being of medium ecological value.

22.14 Planning permission was granted for 16 dwellings on this site in November 2012. **Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would**

### **POLICY RV12: IXWORTH**

Development is proposed in Ixworth on the following sites:

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Reeves Farm, Stow Road	0.5	Short term	20*
b	Land off Crown Lane	2.5	Short term	90
c	Land west of A143 and south of A1088	TBC	Medium term	80 (southern part of site) (residual land to north protected for educational use)

Residential development on these sites will be permitted having regard to the phasing periods shown.

Development on land off Crown Lane (b) must accord with the requirements in the adopted site concept statement and masterplan.

The southern part of site (c) (land to the west of the A143 and south of the A1088) is allocated for 80 dwellings. The residual part of the site to the north is protected for future educational needs.

Residential use on the residual land to the north can come forward in the medium term subject to the consideration of educational requirements on this land. This should be determined through the concept statement and masterplan process, which should also identify the amount of land available for development, location of uses, access arrangements and design and landscaping. The site must provide:

- contributions through CIL or S106 to the provision of a safe crossing from Crown Lane across the A143 Ixworth bypass, unless it is demonstrated not to be feasible;
- improvements to existing public transport links;
- enhanced footpath and cycleway access to the village centre; and
- areas of public open space and recreational open space.

Applications for planning permission on site (c) will only be determined once the concept statement and masterplan have been adopted by the local planning authority.

Strategic landscaping and open space must be provided on all sites to address the individual site requirements and locations.

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 16 dwellings at Reeves Farm, Stow Road was approved in November 2012.



**not show the complete planning picture.**

#### **RV12B LAND OFF CROWN LANE**

22.15 The site is part of a large arable field immediately to the north of Crown Lane and adjacent to the cemetery. An adopted site Concept Statement (2008) and Masterplan (2011) provide further detail on issues such as the location of uses, access, design and landscaping. The site has been assessed as being of low ecological value.

#### **RV12C LAND WEST OF A143 AND SOUTH OF A1088**

22.16 The site is a large arable field and adjoins land allocated off Crown Lane to the south with the northern boundary defined by the

A1088 and the eastern boundary the A143. The site has been assessed as being of low ecological value.

22.17 The northern part of the site has been reserved for future educational use in view of the potential need for the future relocation of the primary school. A reassessment of this area against the adopted masterplan for the site at Crown Lane has demonstrated that some additional residential development could be provided without prejudicing any future educational requirements on the northern part of the site.

22.18 A concept plan and a masterplan will be required for the site to determine such issues as the amount of land available for

development, the location of uses, site access and design, public and recreational open space, and landscaping. The connectivity of this site to the east should be enhanced and the provision of, or contributions to, a suitable and feasible crossing across the A143 will be sought as part of any planning proposals for the site.

22.19 A transport assessment and safety audit will be required as part of any application for development on the site.

#### **Infrastructure requirements**

22.20 Infrastructure delivery issues in relation to Ixworth are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.



# 23. Kedington

- Key Service Centre
- Close proximity to Haverhill
- Wide variety of local services and facilities
- Important green space in centre of the village

23.1 Kedington is a large village located approximately three miles from the centre of Haverhill. It has a good range of services and facilities including a primary school, a shop and a post office, one public house, a village hall, a library, play area and recreation ground, and GP surgery.

23.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development

Management Policies document.

23.3 The village is designated as a Key Service Centre in the Core Strategy in recognition of the important role it has to play in serving the residents of the village and those that live in the immediate surrounding area.

23.4 There are no historical constraints, national landscape or habitat designations which would affect development in Kedington.

### Local constraints and opportunities

- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the attractive character of the settlement.
- Flood risk areas along the river corridor and attractive green in

the centre of the village create challenges to finding growth opportunities in these directions.

- Topographical constraints combined with flooding are fundamental constraints to extensive development around the majority of the village.
- The rise in land to the east and west of the village would require impact avoidance and site specific mitigation.
- There is a county wildlife designation on the churchyard.
- Direct access to the village is through the B1061. Local junction improvements may be required depending on the level of development proposed.
- Small scale infill development should be investigated to support the existing services in the settlement.
- There is sufficient capacity at the



waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.

- i. Kedington lies within the rich archaeological landscape of the Stour Valley. As recorded in the County Historic Environment Record, sites of all periods lie within the vicinity of the settlement. In particular, prehistoric sites are recorded to the north around the medieval church and hall.
- 23.5 Further information on constraints and opportunities in Kedington is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)
- 23.6 The key issues which the village community would like to address in the plan period include are the infrastructure capacity of the narrow village roads and sewerage and water supply issues. Issues were raised around the increase of traffic in the village, the need to maintain the open space in the central part of the village, maintaining a good bus service and avoiding coalescence with Haverhill.

### Development issues

- 23.7 Development to meet the needs of the village is informed by the evidence base and assessments referred to in Section 9 of this document.
- 23.8 The form and character of the village means that the

development opportunities are limited. There is an undeveloped area in the central part of the village which is partly used for agriculture and is designated as countryside on the Policies Map. This land has an important role in maintaining the distinctiveness and character of this area and should be protected from future development. Therefore one brownfield and one greenfield site are being proposed for housing development to meet the needs of the area and ensure the continued viability of the facilities and services in the village as outlined in the supporting text and policy below.

### RV13A STOURMEAD COMPLEX

- 23.9 This site forms part of the urban area of North West Kedington and lies within the housing settlement boundary. The site is now surplus to healthcare requirements and is available for reuse and/or redevelopment.
- 23.10 A development brief for the site was adopted in June 2012 and outlines proposals for the redevelopment of the site for 65 dwellings. It is recognised that there are alternative options for the reuse of the site which would deliver a smaller number of dwellings on the site.
- 23.11 The site has been assessed as being of low ecological value.
- 23.12 Planning permission was granted for 63 dwellings (following the demolition of 13 bungalows and resource centre) at the Stourmead complex in October 2013. Sites where planning permission were

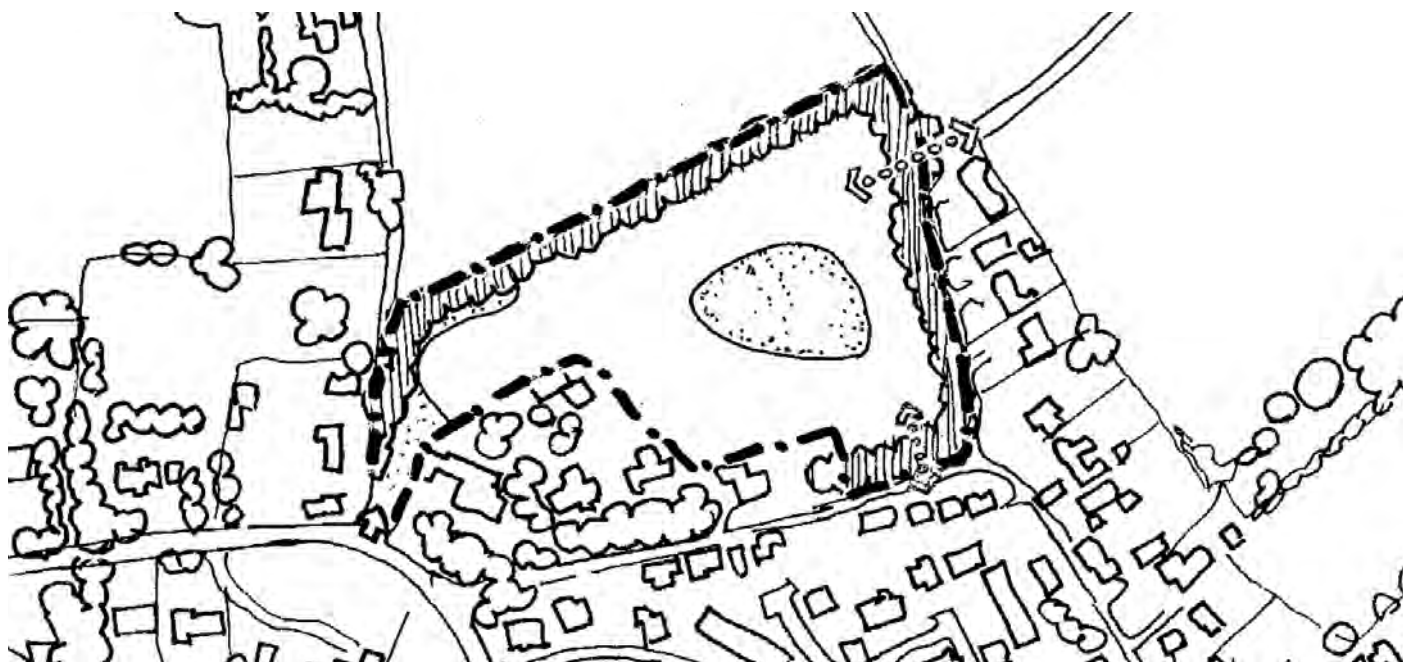
approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture.

### RV13B LAND AT LIMES COTTAGE

- 23.13 This site, which comprises an area of rough grassland, lies on the north eastern edge of Kedington to the rear of dwellings along Dash End Lane.
- 23.14 The site lies approximately 120 metres from a County Wildlife Site at Kedington Churchyard and is in close proximity to listed buildings and protected trees which border the site. The site has been assessed as being of medium ecological value and as the site may be a suitable habitat for reptiles. A reptile survey should be undertaken prior to any vegetation removal or machinery entering the site.
- 23.15 A development brief will be required for this site which should demonstrate how the site can be redeveloped having respect for these constraints and the local character of the area.
- 23.16 Road improvements may be required to secure an appropriate access to the site given the narrowness of the surrounding roads.

### Infrastructure requirements

- 23.17 Infrastructure delivery issues in relation to Kedington are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.



## RV13b Limes Cottage and adjoining land

1.78ha 40 units



### POLICY RV13: KEDINGTON

Residential development is proposed in Kedington on the following site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Stourmead complex	2.2	Short term	65
b	Land at Limes Cottage and adjoining land	1.8	Medium term	40

Residential development on these sites will be permitted having regard to the phasing periods shown.

Development on land at the Stourmead complex (a) must accord with the requirements in the adopted site Development Brief.

Access to site (a) will be via Risbridge Drive with the viability of a secondary road access from Mill Road explored as part of any application for development on the site. The site must provide enhanced footpath and cycleway access directly onto Mill Road from the site, to the village centre and along Mill Road to the school.

On site (b) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the site. Applications for planning permission will only be determined once the Development Brief has been adopted by the local planning authority.

The undeveloped area of countryside in the centre of the village will be protected for amenity and visual value.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base dates are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 63 dwellings (following demolition of 13 bungalows and resource centre) at the Stourmead complex was approved in October 2013.



# 24. Stanton

- Key Service Centre
- Good range of local services and facilities
- Good accessibility to the A143 to Diss and Bury St Edmunds

24.1 Stanton is a large village located approximately nine miles from the centre of Bury St Edmunds. It has a good range of services and facilities, such as a primary and a middle school, Sure Start centre, a shop and a post office, two public houses, two petrol stations, a village hall, recreational, sport and play facilities, a veterinary practice, and health facilities.

24.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development

Management Policies document.

24.3 The village is designated as a Key Service Centre in the Core Strategy in recognition of the important role it has to play in serving the residents of the village and those that live in the immediate surrounding area.

### Local constraints and opportunities

- a. Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the attractive character of the settlement.
- b. There are SSSI designations to the south and south west which form a constraint to development in these areas.
- c. There are growth opportunities within the constraints of the A143 and the capacity of village services and facilities.

- d. Development to the east of Stanton is limited by the County Wildlife site. An appropriate buffer will be needed to protect the wildlife site from any development within this area.
- e. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network. Additional primary school places may need to be provided if significant growth is proposed in the village.
- f. Development potential around Stanton is limited by landscape designations to the east, south and south west.
- g. To the east and south west there is potential for small scale extension without impacting on a protective buffer around the landscape designations.



- h. Development potential to the north is fundamentally constrained by the boundary of the A143.
- i. Stanton lies at a confluence of the Blackbourn and one of its tributaries. Amongst others, Roman sites are recorded within and around the settlement, which has a medieval core.
- j. A listed windmill is identified at Stanton Post Mill, which is also designated as a Scheduled Ancient Monument. Any potential growth in this location should be sensitive to the SAM designation and avoid impact on its value as a designation and wider setting.

24.4 Further information on constraints and opportunities in Stanton is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

### Blackbourne Middle School

- 24.5 Under the Suffolk schools reorganisation review from a three-tier to a two-tier school system, Blackbourne Middle School will close in September 2014. Future uses of the site, should it become redundant, should be safeguarded for educational and community use (see Policy RV8). Should the primary school site become vacant, due to its relocation to an alternative site, any future uses on the remaining vacant site would need to be determined in accordance with current planning policy.
- 24.6 The key issues which the village community would like to address in the plan period include aspirations to improve pedestrian and cycle crossings over the A143. This forms a barrier for people

living in the north of the village that need to access the services and facilities in the southern part of the village. The Parish Council would also support direct access for HGVs from Shepherd's Grove Industrial Estate to the A143.

### Development issues

24.7 Stanton village is made up of a number of separate parts including an area of housing to the north of the A143, the Grove Park mobile home park and the main part of the village to the south of the A143.

### RV14A) LAND AT UPTHORPE ROAD, STANTON

24.8 A site at Upthorpe Road, Stanton for 101 dwellings, was granted permission on appeal in May 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture.

24.9 The services and facilities in Stanton are located in the main part of the village and this is where any future growth in Stanton should take place in order to ensure sustainability objectives are met. A reassessment of the further opportunities for growth around the village has indicated there are limited opportunities at this time, so no additional sites are being allocated in the Rural Vision.

### Infrastructure requirements

24.10 Infrastructure delivery issues in relation to Stanton are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

### Shepherd's Grove Industrial Estate

24.11 A site at Shepherd's Grove Stanton/Hepworth is allocated under Policy RV4 for 53.1 hectares of employment land. This is the largest employment site in the rural areas and a masterplan is required prior to the approval of any planning application on the site.

24.12 New infrastructure is required to serve the employment site with the provision of a new roundabout on the A143 and access roads into the site. The costs associated with the provision of such infrastructure are high and depending on the market conditions could impact on the deliverability of the site. If it can be demonstrated that employment development on this land and the required infrastructure cannot be viably achieved, some higher value development, which could include residential development, will be considered. The mechanism for determining this will be through the preparation and adoption of a site masterplan. Further detail is set out in relation to Policy RV4 – Rural Employment Areas.

**POLICY RV14: STANTON**

Residential development is proposed in Stanton on the following site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at Upthorpe Road, Stanton	3.1	Short term	90*

Residential development on this site will be permitted having regard to the phasing period shown.

Development on Land at Upthorpe (a) must accord with the requirements in the adopted site Development Brief.

Improvements to public foot and cycleways across the A143 should be investigated and implemented to increase accessibility to the main village services and facilities for residents living to the north of the A143.

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 101 dwellings at Upthorpe Road, Stanton was approved in May 2012.



## 25. Local Service Centres

### 25.1 This section of the document outlines the policies in relation to the 13 Local Service Centre villages in the borough:

- Bardwell
- Barningham
- Cavendish
- Chedburgh
- Great Barton
- Great and Little Thurlow
- Great and Little Whelnetham
- Hopton
- Hundon
- Ingham
- Risby
- Rougham
- Wickhambrook

25.2 These are the villages which have some services and facilities to meet the needs of their communities and may be suitable for a small amount of additional growth. Designation

as a Key or Local Service Centre does not mean that settlements will automatically receive a set amount of development. Environmental and infrastructure constraints and site availability are key factors in helping to determine the site allocations within this document.

25.3 The policies set out the development allocations as well as other land use planning issues which may need addressing.

25.4 Where appropriate, site sketch maps have been provided for the allocated housing sites to illustrate some of the more site specific requirements. These plans are to assist in the interpretation of key on site issues and should not be viewed as the final plans for the sites.

25.5 Where Masterplans, Concept Statements or Development Briefs are required, following their adoption there may be instances, where, because of a significant change in circumstances, a document may need to be revisited and potentially be subject to further consultation and adoption arrangements.

25.6 Detailed inset maps for each village can be seen in the separate Policies Map Book which illustrates all of the designations, including landscape, historical and environmental.



# 26. Bardwell

- Local Service Centre
- Range of local services and facilities
- Situated close to the Key Service Centres of Stanton and Ixworth

## The local area

26.1 Bardwell is located approximately 10 miles north east of Bury St Edmunds and has a reasonable range of services and facilities including a post office, two public houses, village hall, church, play area and primary school. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Bardwell and other villages in the northern part of the borough.

26.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

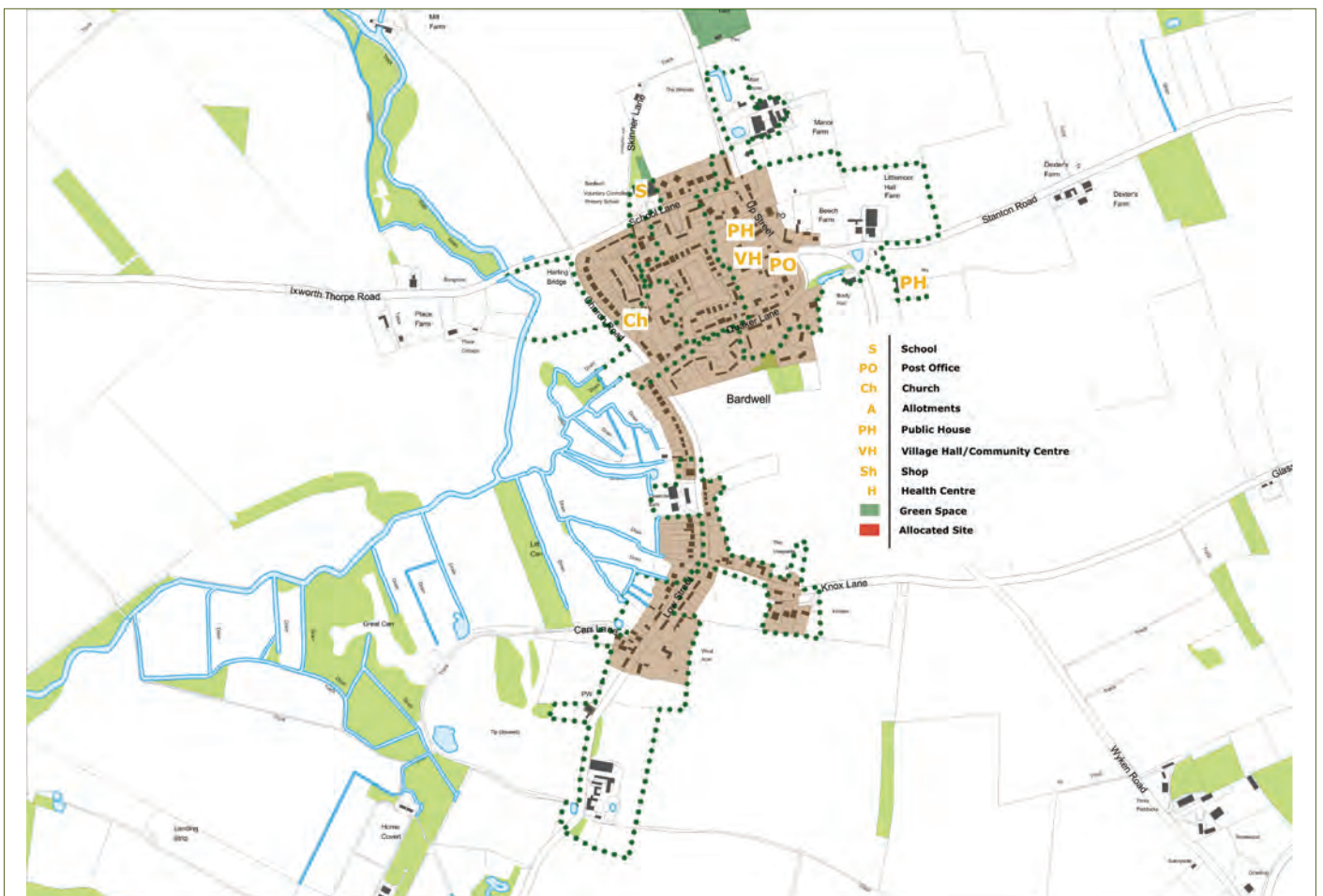
26.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population. The village does lack a convenience goods shop.

26.4 A housing exception site for 8 homes has recently been completed off Spring Road which

will provide affordable housing for people in the locality.

## Local constraints and opportunities

- Much of Bardwell is covered by a conservation area which will form a key constraint to development to the east and west of the central village cluster.
- The west of the village is identified as a flood risk area which will similarly constrain development.
- The flood zone and the River Blackbourne runs parallel to the western boundary of the settlement, restricting development in this direction.
- Small scale development is most likely to be located to the north or east of the settlement.



- e. There are two County Wildlife Sites, one that lies in the centre of the village and the second to the west of the residential development that fronts on to Low Street.
- f. There are also wildlife designations scattered around the settlement, but are away from the opportunity area identified.
- g. Amenity open space is provided centrally as well as to the north east of the village. Sloping land to the west and south east prevents development in both of these directions.
- h. Church Road forms a defensible boundary to the north west of the settlement containing development in this direction.
- i. Bardwell is served by an infrequent bus service to Bury St Edmunds and the surrounding Key Service Centres.
- j. Bardwell historic settlement core centres around the church and moated site, with historic streets running north and southwards. A Roman site is recorded to the south of the village, and Iron Age and Saxon activity to the north.
- 26.5 Further information on constraints and opportunities in Bardwell is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)
- 26.6 The village has an active community and produced a Village Plan for the period 2002-2010. The Village Planning Group (May 2011) reported the results of a survey undertaken of village residents to assist in the updating of the Parish Plan. The survey highlighted these important issues for consideration in the future growth of the village.
- 44% of residents in the village are in employment and 30% of the village are in retirement.
  - The majority of journeys made to and from the village are by private car.
  - Limited shopping facilities and public transport.
  - Little support for further housing development on the grounds it would spoil the environment, increase traffic and add pressure to existing infrastructure.
- 26.7 The Parish Council have identified a number of other issues which require tackling in the village, including a requirement for improved broadband infrastructure, a need for community transport schemes to, in particular, assist the ageing population. There is also a strong desire to maintain the current level of services and facilities in the village. There were also concerns about the water, sewerage and drainage infrastructure in the village. Infrastructure delivery issues in relation to Bardwell are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.
- 26.8 There are sites within the settlement boundary which may potentially become available in the plan period for development like the former Royal British Legion Club, which was granted planning permission for 8 dwellings in summer 2012.
- 26.9 Such opportunities will meet the village's needs up to 2031, however, the Rural Vision document will be reviewed well before the end of the plan period at which point a re-appraisal of the village would ascertain whether the opportunities for small scale growth, identified in the evidence-based document Rural Vision 2031: Constraints and Opportunities, are still appropriate.

### Development issues



# 27. Barningham

- Local Service Centre
- Travel to work bus service to Bury St Edmunds
- Range of local services and facilities

## The local area

27.1 Barningham is located approximately 11 miles north east of Bury St Edmunds and has a reasonable range of services and facilities including a primary school, convenience goods shop, a pub and a village hall. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Barningham and other villages in the northern part of the borough.

27.2 There are a number of policies elsewhere in the Local Plan which

seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

27.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.

27.4 There are several archaeological and wildlife designations in and around the village which highlight the historic rural setting which must be preserved and taken into account when proposing any development sites.

## Local constraints and opportunities

- Two protected biodiversity action plan species sites lie to the west of the village.
- Numerous open space sites lie within the present built up area of Barningham.
- Key protected views to the south of the settlement may limit development in this direction
- Sandy Lane forms a physical boundary to development towards the north of the village.
- There is a small cluster of listed buildings in the Church Road/Mill Road area; however the village is not covered by a conservation area designation.
- County archaeological sites border Barningham to the north, west and south which would require further investigation if new



- development was to be considered in these locations.
- g. There is a flood zone located to the north of Barningham which would appear to constrain any type of housing development in this direction.
  - h. Barningham has good vehicular access to the main A143 and A1066 via the B1111. However, there may be a requirement to assess local junction capacity within the village in order to serve new development.
  - i. There is a satisfactory travel-to-work bus service to Bury St Edmunds.
  - j. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- 27.5 Further information on constraints and opportunities in Barningham is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031).
- 27.6 The Parish Council acknowledges

its status as a Local Service Centre and is willing to see growth proportionate to its needs. The site previously identified in our Preferred Options document is that favoured by the Parish Council. The Parish Council also has aspirations to upgrade the existing village hall and to secure a site for affordable housing in the village.

**Development issues**

- 27.7 The development to meet the needs of the village is informed by the evidence base and assessments referred to in Section 9 of this document.
- 27.8 The form and character of the village mean there are no opportunities for infill development and the preferred area for growth is to the east or south of the village. One site has been allocated for residential development in the village as detailed in the supporting text and policy below.

**RV15A HOPTON ROAD**

- 27.9 This site lies on the eastern edge of Barningham adjacent to the B1111

and comprises part of an arable field. The site has been assessed as being of low ecological value.

- 27.10 Planning permission was granted for 21 dwellings on the site at Hopton Road in December 2013. Sites where planning permission were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. The permission makes provision for 6 affordable homes which will meet the villages identified need for affordable housing in the locality within the plan period.
- 27.11 There are known issues with sewerage in Sandy Lane, but this is believed to be part of a private network owned and maintained by Havebury Housing Partnership. It should be possible to connect to the public network in Hopton Road.

**Infrastructure requirements**

- 27.12 Infrastructure delivery issues in relation to Barningham are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

**POLICY RV15: BARNINGHAM**

Residential development is proposed in Barningham on the following greenfield site.

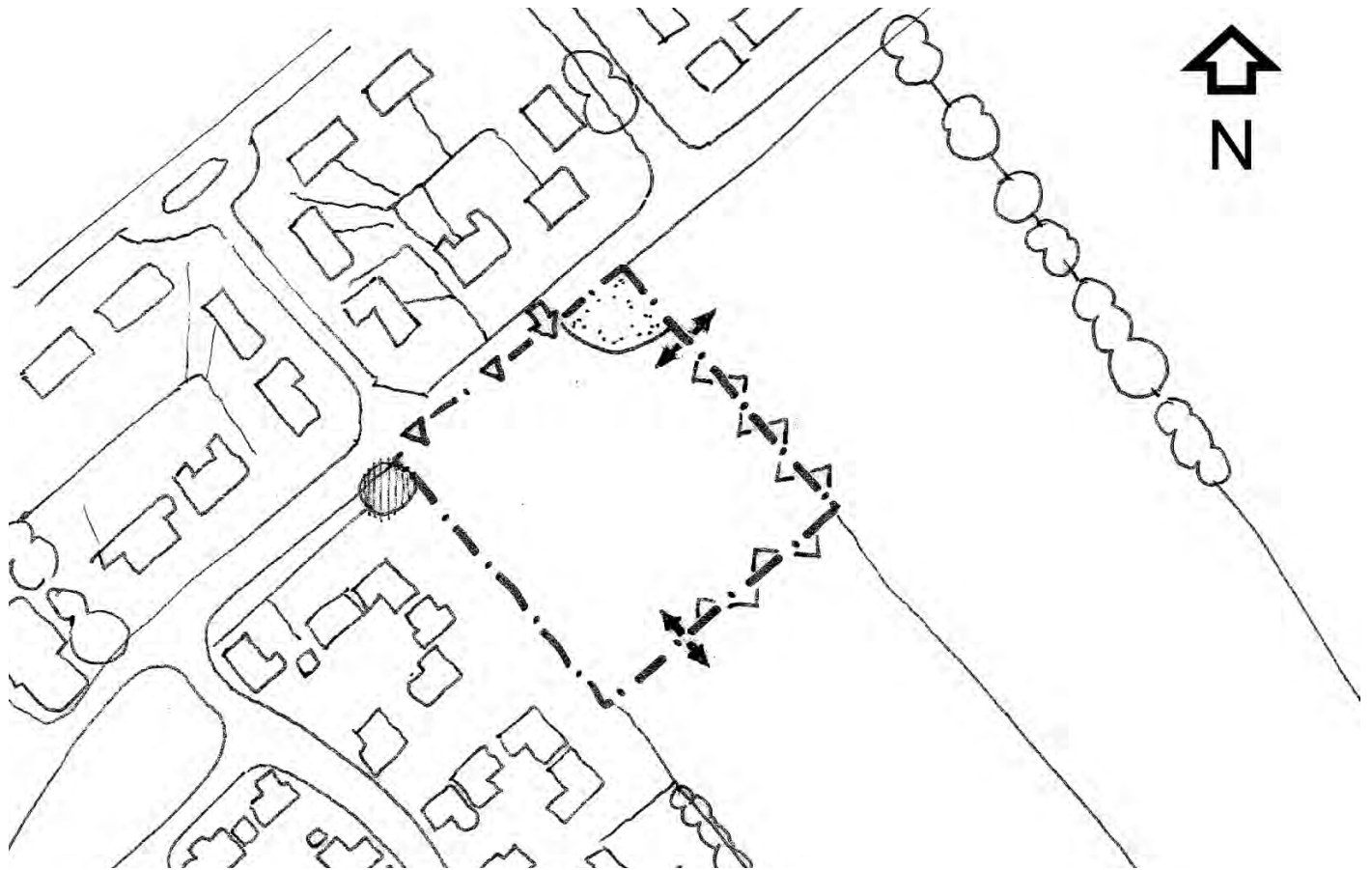
Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Hopton Road	0.7	Short term	20

Residential development on this site will be permitted having regard to the phasing period shown.






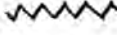

The access arrangements for the site should be designed to allow for the potential of a dual access point to serve this site as well as any future provision of an affordable housing exception site on adjoining land.

Strategic landscaping and open space must be provided to tackle the individual site requirements and location.

\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base dates are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 21 dwellings was approved in December 2013.



RV15a Land at Hopton Road  
0.72 ha 20 units

-  SITE BOUNDARY
-  SITE ACCESS
-  SECONDARY ACCESS
-  LANDSCAPE FEATURE RETAINED
-  POTENTIAL FOR ACCESS RETAINED
-  LANDSCAPE BUFFER (PERMEABLE)
-  OPEN SPACE



# 28. Cavendish

- Local Service Centre
- Good accessibility to Haverhill
- Range of local services and facilities

## The local area

28.1 Cavendish is located approximately 10 miles east of Haverhill and has a reasonable range of services and facilities including three pubs, village hall, school and selection of shops, including a community run shop.

28.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

28.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.

## Local constraints and opportunities

- There is a large flood zone south of Cavendish which limits the potential for development sites in this area.
- The village contains no sites designated for nature or habitat merit.
- The western side of the village is well served with a few large areas of green open space.
- The eastern side of Cavendish benefits from allotments and a sports ground.

- Cavendish is situated in the River Stour valley, reflected in the land that rises to the north and south of the village boundary. Therefore new development must be sensitive to the surrounding landscape characteristics.
- The River Stour and the administrative boundary of St Edmundsbury Borough Council and Suffolk form a boundary which constrains development of the village southwards.
- It also remains important to protect against potential coalescence with Pentlow and Blacklands Hall.
- Many listed buildings line the High Street and Poole Street to create an attractive aspect through the centre of the village.
- The majority of Cavendish is



- covered by a Conservation Area, which excludes the newer Peacocks Close and Melford Road residential developments. This must be considered when considering opportunities for new development, particularly to the north and west in order to protect the setting of the village and views into and from the Conservation Area to the countryside.
- j. Much of the village centre and land to the south of Cavendish is covered by flood zone. It also stretches upwards through the allotments to Blacklands Hall. This is a fundamental constraint to the location of new development.
- k. Cavendish is located on the A1092 which provides good road links for Sudbury to the east and Haverhill to the west. Cavendish is served by an hourly bus service to Sudbury and Haverhill, with a journey time of less than half an hour.
- l. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- m. Cavendish lies within the rich archaeological landscape of the Stour Valley as recorded in the County Historic Environment Record, and Prehistoric and Roman sites are recorded within the vicinity of this historic settlement.
- 28.4 Further information on constraints and opportunities in Cavendish is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

- 28.5 The Parish Council believes there may be some sewerage issues in Nether Road, towards its western end. This has not restricted the new affordable housing in the vicinity, but will need to be monitored. The village also has an aspiration to provide an off-street car park for the village to the rear of the Five Bells pub, opposite the church.

### Development issues

- 28.6 The development to meet the needs of the village is informed by the evidence base and assessments referred to in section 9 of this document. One site is proposed for residential development in Cavendish as set out in the supporting text and policy below.

### RV16A LAND AT NETHER ROAD

- 28.7 This former arable site lies to the north east of Cavendish. The southern boundary of the site is marked by a brick wall, hedge and fence, with housing to the west and an arable field to the north and east of the site. Well worn footpaths run around the perimeter of the site.
- 28.8 The site has been assessed as being of medium ecological value; however, a more detailed ecological assessment will be required to ensure that potential adverse effects on any protected species on the site are mitigated against.
- 28.9 The central line of existing development in Cavendish is covered by a Conservation Area

designation, within which there are a large number of listed buildings. The allocated site falls within the Conservation Area and new development will need to ensure the protection of the surrounding character and setting as appropriate. Where possible new development should make provision for the permanent retention of the perimeter footpaths and be sensitive to the historic wall along the southern boundary. The requirement for additional water infrastructure and or treatment upgrades to support new development in the village will be dealt with as part of any proposals for development on the site.

- 28.10 A shared surface road will need to be provided on the narrowest section of Nether Road in order to secure a suitable access to the site.

### Infrastructure requirements

- 28.11 Infrastructure delivery issues in relation to Cavendish are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

**POLICY RV16: CAVENDISH**

Residential development is proposed in Cavendish on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at end of Nether Road	0.4	Short term	10

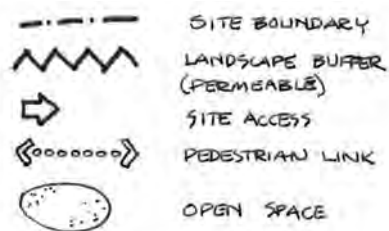
Residential development on this site will be permitted having regard to the phasing period shown.

Existing informal footpaths should be retained wherever possible.

Strategic landscaping and open space must be provided to address the individual site requirements and location.



RV16a Land at end of Nether Road  
0.37 ha 10 units





# 29. Chedburgh

- Local Service Centre
- Good accessibility to Bury St Edmunds and Haverhill
- Range of local services and facilities

## The local area

- 29.1 Chedburgh is located approximately five miles south west of Bury St Edmunds.
- 29.2 Whilst it meets the criteria for designation as a Local Service Centre in the Core Strategy, it does lack a primary school and a shop or post office.
- 29.3 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

29.4 It is therefore considered to be unsustainable for further large developments to occur in Chedburgh due to the reliance on private modes of transport to reach the services required to meet the day-to-day needs of the community.

## Local constraints and opportunities

- The village has four areas of amenity open space. A large area of recreation open space is located to the east and north-west of the village.
  - The surrounding topography of the village is flat and should not constrain development. The A143 forms a significant defensible boundary to contain new development to the north of the road.
  - There are only a small number of listed buildings in Chedburgh and there is no conservation area.
- There is one county archaeological site that is within the village boundary, at the southern end of The Street.
  - Chedburgh has two main employment sites; one to the east of The Street and the second south of the A143.
  - Chedburgh and the surrounding countryside are not classified as being within a flood zone risk area.
  - The village has good transport links with direct access onto the A143. There is a travel-to-work bus service from Chedburgh to Bury St Edmunds. It is also possible to reach Haverhill on public transport.
  - There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
  - Chedburgh church and hall lie to the east of the Green and



Street. A Roman site is recorded to the north-west of the Green in the County Historic County Environment Record, and there are several cropmark sites around the village.

- 29.5 Further information on constraints and opportunities in Chedburgh is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)
- 29.6 The main issue raised by the village community is the current lack of a footpath link from the former fireworks factory site, which has recently been granted planning consent for 50 dwellings, to the main part of the village avoiding the A143. This link could be achieved through The Conifers site which has an outstanding planning permission for five dwellings. It is considered important that this issue is recognised in the policy which will guide future development in Chedburgh.
- 29.7 Issues have also been raised about the lack of appropriate road, drainage and sewerage infrastructure to cope with

additional development in the village.

### Development issues

- 29.8 The development to meet the needs of the village is informed by the evidence base and assessments referred to in section 9 of this document.
- 29.9 The former fireworks factory site, which lies off the A143, was granted planning permission for 50 dwellings in July 2011 and the development of this site will continue to be supported. A small site off Queens Lane is being allocated for long term growth to take place after the fireworks factory site has been developed. The details of this site are below.

### RV17A QUEENS LANE

- 29.10 This site lies adjacent to Queens Lane in Chedburgh and forms part of a larger arable field which lies between two existing residential areas. The site has been assessed as being of low ecological value.
- 29.11 There are ditches running along the eastern and southern boundaries of the site which have been known to

flood and this must be mitigated against as part of any development which takes place on the site.

- 29.12 The access to the site will be from Queens Lane and a transport assessment and safety audit will be required to address site frontage and visibility issues.
- 29.13 The design and development of the site should be sympathetic to the area of archaeological interest at the southern end of The Street.

### Infrastructure requirements

- 29.14 Infrastructure delivery issues in relation to Chedburgh are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

## POLICY RV17: CHEDBURGH

Residential development is proposed in Chedburgh on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Queens Lane	0.7	Long term	10

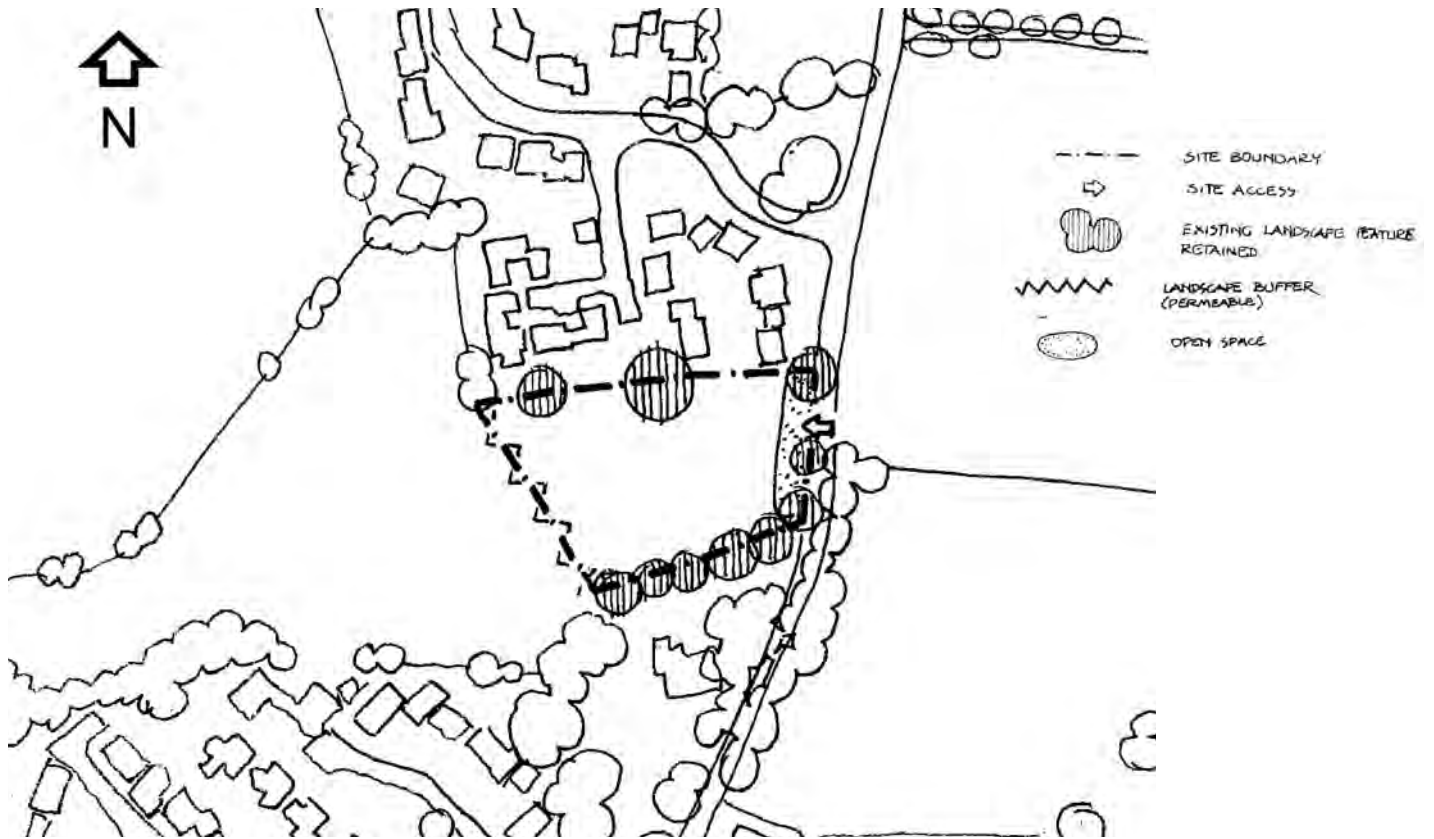
Residential development on this site will be permitted having regard to the phasing period shown.

Any applications for development on the site should demonstrate how surface water flooding issues will be mitigated. Access to the development site will be from Queens Lane.

Strategic landscaping and open space must be provided to address the individual site requirements and locations.

### Land at The Conifers, The Street, Chedburgh

Any proposals to redevelop The Conifers site, located on The Street, Chedburgh, will be required to deliver a footpath link between the former fireworks factory site and The Street.



RV17a Queens Hill

0.7 ha 10 units



# 30. Great Barton

- Local Service Centre
- Good accessibility to Bury St Edmunds via the A143
- Range of local services and facilities

## The local area

30.1 Great Barton is located less than five miles to the north east of Bury St Edmunds and has a good range of services and facilities including a village hall, post office, several shops (including a good convenience shop in the petrol station), pubs, a school and a petrol station.

30.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy

(2010) and the Joint Development Management Policies document.

30.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.

30.4 The potential for growth in Great Barton is, however, restricted by major roads and the associated safety and access issues.

30.5 Great Barton has an active village community and a Parish Plan for the village was completed in March 2010. The plan outlines the village's aspirations for any additional growth, to be of a scale and size appropriate to the surrounding area.

## Local constraints and opportunities

- Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the character of the settlement.
- There are a few locations which have been identified as containing protected biodiversity action plan species within the existing built up area.
- Great Barton is well served by the provision of green open space, particularly to the north and south of the village. There is identified recreational space located to the rear of the village hall.
- The level of the land within and surrounding Great Barton appears to be relatively flat. Development to the north should be sensitive to key protected views in the distance.



- e. New development in Great Barton may be potentially constrained due to safety issues and access on to the A143. Growth to the south is contained by Fornham Road.
- f. Great Barton contains some listed buildings, although there are no significant clusters.
- g. There are some county identified archaeological sites, particularly to the north and south of the settlement, which will require further investigation and consideration when assessing sites for new development. There are archaeological sites recorded in the County Historic Environment Record, notably to the east and south of the settlement where there are sites of Roman and Bronze-Age date. There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.
- h. Although Great Barton does not contain a conservation area, there is an important area called The Park which should be protected due to its distinctive historical character. The local distinctiveness of this area will be protected through policies in the Development Management Policies document.
- i. The identity of Great Barton must be protected and measures will be taken to ensure that there is no coalescence of the village with the north east of Bury St Edmunds.
- j. There is no identified flood zone risk area within or in the surrounding area of the village. Great Barton straddles the A143 which is a key route into and out of Bury St Edmunds.
- k. The public transport links to Bury St Edmunds are very good, with a

frequent bus service to the centre of town.

- l. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.

30.6 Further information on constraints and opportunities in Great Barton is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

#### Great Barton CEVC Primary School

- 30.7 The County Council Schools Organisation Review has meant that the school needs to expand to accommodate two additional year groups.
- 30.8 For this reason, there will need to be some flexibility in development proposals around the primary school site to take account of these needs and not constrain the growth in classroom space and any associated facilities.

#### Great Barton bypass

- 30.9 The allocation of a large strategic site on the north eastern edge of Bury St Edmunds in the Core Strategy (Policy CS11) makes provision for facilitating a bypass for Great Barton. The Suffolk Local Transport Plan 2011-2031 recognises that there is a long term aspiration to provide a bypass for the village, however, there is no capital investment available to undertake this project

at present. The borough council will work with the developer of the north east Bury St Edmunds strategic (See Bury St Edmunds Vision 2031 document) to ensure that proposals for development facilitate the future provision of a bypass for Great Barton.

30.10 The Parish Council would like to find a way to address current infrastructure problems in the village including tackling the A143 which separates key facilities from the main village population; parking issues on School Road; the need for the primary school to expand; and the provision of day-to-day services for the local community.

30.11 The Parish Council has undertaken some additional consultation with their local community in 2011 and 2012 to provide supplementary information to their Parish Plan on how they would like the village to grow and develop over the coming years. This information has helped to inform the allocation of the site at School Road, Great Barton and the on site requirements which are set out below in more detail.

#### Development issues

30.12 The development to meet the needs of the village is informed by the evidence base and assessments referred to in section 9 of this document. One greenfield site is allocated for development as outlined in the supporting text and policy below.

#### RV18 LAND AT SCHOOL ROAD

30.13 An appraisal of the opportunities for growth in the village has

- determined that development to the north east, adjacent to the school, would be the most appropriate location for the future long-term growth of Great Barton.
- 30.14 This area would be appropriate for a long-term mixed use development which would take into account the needs of the primary school and address the current issues around car parking and congestion on School Road.
- 30.15 The site is an arable field on the north eastern edge of the village. The triangle shaped piece of land is bordered by School Road to the west, Mill Road to the north and the A143 to the east. This entire area of land will provide for the long term growth of Great Barton, however, in the short/medium term only a small part of this site is required for development in the period to 2031 to ensure that the growth is consistent with the villages environmental and infrastructure capacity and it's designation as a Local Service Centre.
- 30.16 The allocation of the whole site will enable a development brief to be prepared which will help to determine the types and locations of uses, access arrangements, design and landscaping. The types of services and facilities to be provided on the site could include health, education, community, leisure, employment and retail and should be commensurate with the scale of the housing growth, the size of the village and local needs. These uses should be set out in the site development brief which will be subject to full community engagement. Access to the development site will be from Mill Road (B1106). There are speeding issues on this road and measures to address this should be considered as part of any proposals for development on the site.
- 30.17 Consideration should be given to the provision of measures that would assist in improving access to Great Barton Primary School. Any proposals for development on the site should allow for the future expansion of Great Barton primary school under the schools reorganisation review.
- 30.18 The opportunity for improving sustainable transport links in the village should be investigated including the viability of the provision of a dedicated cycle route from the village into Bury St Edmunds. A transport assessment and safety audit will be required as part of any proposals for development on the site.
- 30.19 The site has been assessed as being of low ecological value, however the restoration of a pond on the site should be considered during the preparation of the development brief. The design and development of the site should not impact on a listed building which lies on the southern boundary of the site.

#### Infrastructure requirements

- 30.20 Infrastructure delivery issues in relation to Great Barton are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

#### POLICY RV18: GREAT BARTON

12.4 hectares of land is allocated for residential and community uses on the north eastern edge of Great Barton.

The total capacity of the site should be determined through a site Development Brief, with up to 40 dwellings permitted in the period to 2031.

The amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the whole 12.4 ha site. The Development Brief should set out how the community uses on the site will be delivered. Applications for planning permission will only be determined once the development brief has been adopted by the local planning authority.

Access to the site will be from Mill Road (B1106).

Development on the site must make provision for the potential expansion needs of Great Barton Primary School.

Development on the site will need to respect and respond appropriately to issues of congestion, air quality and noise management.

The development area must provide enhanced footpath and cycleway access to the village centre and areas of public open space.

Strategic landscaping and open space must be provided to address the sites requirements and location.



# 31. Great and Little Thurlow

- Local Service Centre
- Range of local services and facilities

## The local area

31.1 Great and Little Thurlow are located approximately five miles from the centre of Haverhill. Although two separate parishes, their proximity and built form means they effectively function as one settlement. The villages are considered to have a good range of services and facilities including a primary school, a village shop, a pub and a village hall.

31.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

31.3 The villages are designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities they have to serve the community and surrounding rural population.

31.4 The potential for growth in Great and Little Thurlow is, however, constrained by a flood zone and historic built form, with access to sites behind existing development being difficult, creating very few opportunities for additional growth.

## Local constraints and opportunities

- a. There are two sites that have been identified as having important species; one to the north of Little Thurlow and one to the east of Great Thurlow. These sites will need to be assessed and investigated.

- b. The villages of Little Thurlow and Great Thurlow lie within the River Stour Valley. The land rises gradually away from the villages to the east and west.
- c. Opportunities for development are fundamentally limited by the open space character of the Conservation Area covering the settlement.
- d. Development in Great and Little Thurlow follows a linear pattern along the B1061. There are a high proportion of listed buildings within the village which requires consideration when assessing locations for new development.
- e. Great and Little Thurlow lie within the rich archaeological landscape of the Stour Valley, and sites of various periods are recorded in their vicinities in the County Historic Environment Record. There should be assessment of the archaeological potential of



proposed sites at an appropriate stage in the design of new developments.

- f. A flood zone runs the length of the villages to the east of The Street and Wratting Road; this poses a considerable constraint to development opportunities in this direction. There may be a need for mitigation measures as a result of any new development in this area.
  - g. Great & Little Thurlow have reasonably good vehicular access through the B1061 to the A143 which carries traffic between Haverhill and Bury St Edmunds. The travel-to-work public transport links to Haverhill and Bury St Edmunds are poor.
  - h. The local road infrastructure and junctions may require assessment and potential upgrading if new development is proposed in the locality.
  - i. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- 31.5 Further information on constraints and opportunities in Great and Little Thurlow is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which

is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

- 31.6 The key issues the village community would like to address over the plan period are issues in respect of the narrowness of the footpaths in certain parts of the villages which causes problems for parents walking their children to school as well as increased parking outside the school which is causing congested streets at picking up and dropping off times. The Parish Council have also expressed a need for more affordable homes in the village for local people. Since March 2013 Great and Little Thurlow Parish Councils have been working with the borough council as part of a rural housing profiling pilot scheme. This project will establish housing need and identify both public and private sector housing solutions.

#### Development issues

- 31.7 The development to meet the needs of the villages is informed by the evidence base and assessments referred to in Section 9 of this document. One small site is being proposed for development in Great Thurlow at Goldings Farm as outlined below.

#### RV19A GOLDINGS FARM, GREAT THURLOW

- 31.8 This site is located off The Street and comprises a group of agricultural buildings, hard standing and a rough area adjoining an arable field. The site lies within the village conservation area. The site has been assessed as being of medium ecological value; however, an ecological assessment will be required to ensure that potential adverse effects on any protected species on the site are mitigated against.
- 31.9 The requirement for additional water infrastructure and or treatment upgrades to support new development in the village will be dealt with as part of any proposals for development on the site.
- 31.10 The width of the point access is narrow which will restrict the number of dwellings on the site to 5.

#### Infrastructure requirements

- 31.11 Infrastructure delivery issues in relation to Great and Little Thurlow are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

#### POLICY RV19: GREAT THURLOW

Residential development is proposed in Great Thurlow on the following site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Goldings Farm	0.25	Short term	5

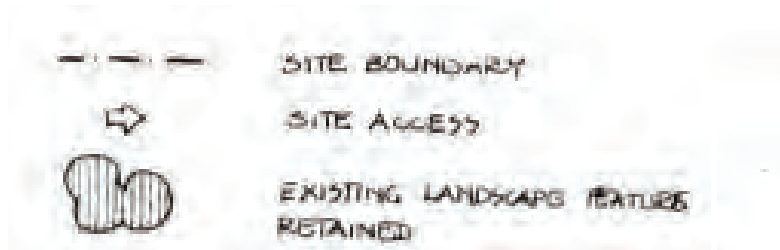
Residential development on this site will be permitted having regard to the phasing period shown.

Improvements to public footpaths should be investigated and implemented to increase accessibility to the main village services and facilities.

Strategic landscaping and open space must be provided to address the individual site requirements and location.



### RV19a Great Thurlow





# 32. Great and Little Whelnetham

- Local Service Centre
- Satisfactory journey-to-work service to Bury St Edmunds
- Range of local services and facilities

## The local area

32.1 Great and Little Whelnetham are located approximately four miles to the south east of Bury St Edmunds and have a reasonable range of services and facilities including a primary school, local employment, post office and village store.

32.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

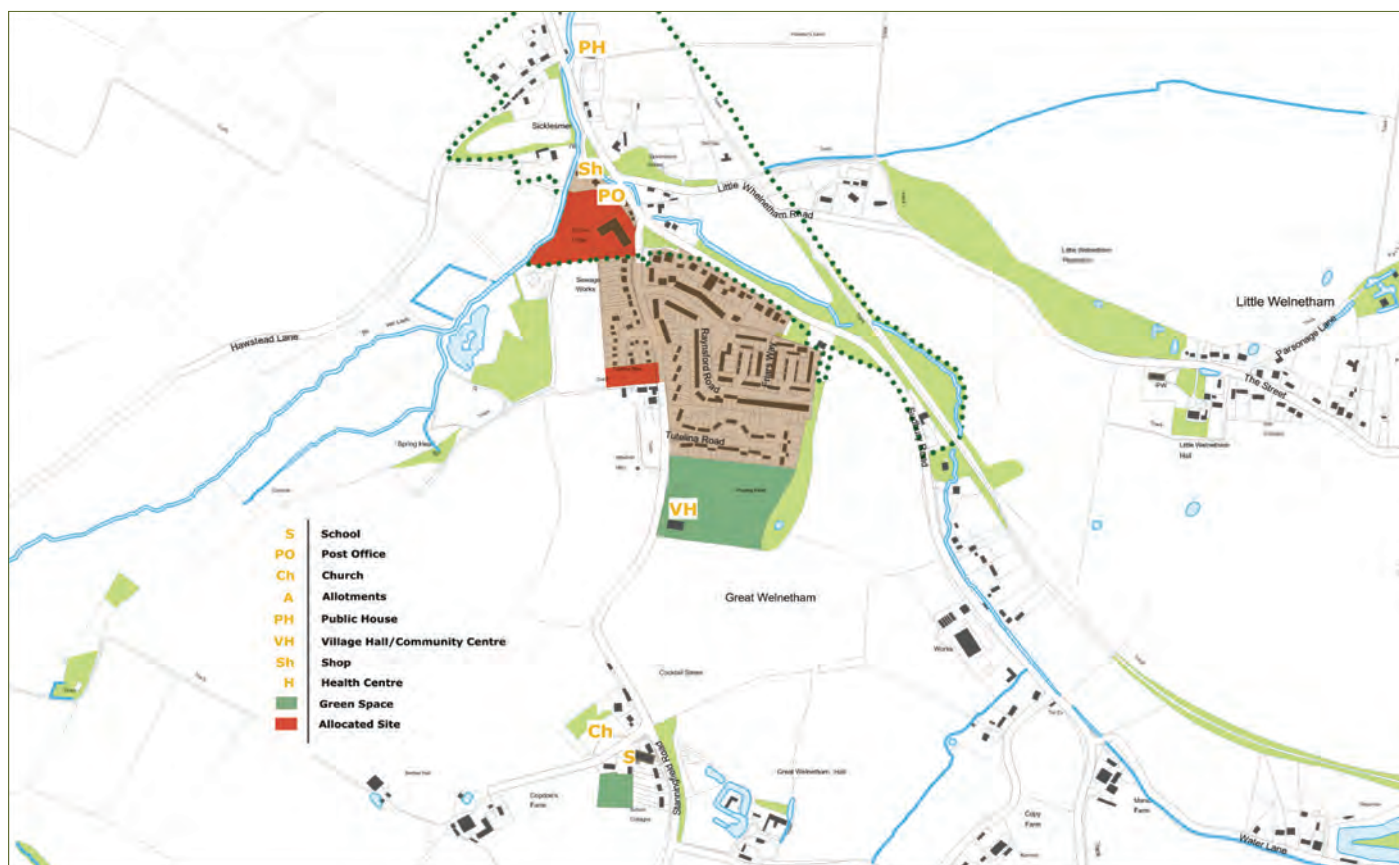
32.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population

32.4 Great Whelnetham has no national or regional nature designations but does have other constraints including a Conservation Area in nearby Sicklesmere which limits the potential for growth.

## Local constraints and opportunities

- a. There are two wildlife habitat locations of significance which are already within the built up area.
- b. There is a triangle of green open space located centrally within Sicklesmere and a large area of recreation space to the south of the village.

- c. Sicklesmere lies in the valley of the River Lark, south of Sicklesmere lies Great Whelnetham, which is located on the upslope of the river valley.
- d. Development should be sensitive to key protected views to the south and north west of the settlement.
- e. The A134 forms a boundary to new development north of the existing built up area of Sicklesmere.
- f. There are only a handful of listed buildings in Sicklesmere and the majority of the settlement is not covered by the Conservation Area. The Conservation Area stretches north of the A134 from Erskine Lodge up to Park Farm. It will be important to preserve the views into and out of the Conservation Area to protect the setting of the village.



- g. There are a cluster of archaeological sites between Stanningfield Road and Hawstead Lane that may affect the location of new development. Great and Little Whelnetham lie within the valleys of the Lark and one of its tributaries. The circular structure in the churchyard at Little Whelnetham is a Scheduled Monument, and Roman sites are recorded in the County Historic Environment Record at the north end of Great Whelnetham. There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.
- h. Another county designated archaeological site is located opposite the village hall at the windmill, which is also a listed building.
- i. Great Whelnetham mainly consists of housing densely compacted around Stanningfield Road. Great Whelnetham does not have a Conservation Area, however it does benefit from a large area of recreational open space.
- j. The sewage works in Sicklesmere may pose a constraint to development, due to the required 400m cordon sanitaire, which is the minimum distance in which development should be located away from a sewage treatment works.
- k. A flood zone is identified to the north of the settlement and the A134, which, once past the Post Office, follows the line of the road. The second identified flood zone follows the route of the river to the west, which joins up with the A134 at the Sicklesmere House junction.
- l. Access around the village is good, with direct access onto the A134 for Bury St Edmunds and Sudbury. Local junctions may require upgrading if new development takes place.
- m. There is a satisfactory travel to and from work bus service to Bury St Edmunds with a journey time of around 10 minutes.
- n. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- 32.5 Further information on constraints and opportunities in Great and Little Whelnetham is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)
- 32.6 Issues which the village community would like to address in the plan period include the narrowness of footpaths adjacent to Stanningfield Road at the built up edge of the village and the school, surface water drainage issues and the need for additional affordable housing for local people. One of the aspirations of the village is to provide safe public footpaths between the different parts of Great and Little Whelnetham to enable safe access to the services and facilities the different parts of the villages provide. The village would also benefit from the provision of a safe cycle route into Bury St Edmunds. Opportunities to deliver these aspirations in the plan period should be explored.

### Development issues

- 32.7 The development to meet the needs of the villages is informed by the evidence base and assessments referred to in Section 9 of this document. Two sites are allocated for development in Great Whelnetham, one for open market homes and one for predominantly affordable homes.

### RV20A LAND AT ERSKINE LODGE

- 32.8 The site lies on the north western edge of the village and comprises a field of rough grassland with hedgerows along the western and southern boundaries. The River Lark runs adjacent to the western boundary of the site with part of the site lying within the flood zone. The site lies within the boundary of the village conservation area and it will be important that any development on the site respects and preserves the views into and out of the Conservation Area to help protect the setting of the village. This issue should be considered during the production of the site Development Brief.
- 32.9 The site also includes 'Erskine Lodge' which is currently managed by Havebury Housing. There is an opportunity for the redevelopment of the existing Erskine Lodge accommodation, which is no longer fit for purpose, and the adjoining site to provide affordable homes with a small number of open market homes which will help to facilitate the delivery of the affordable element of the scheme. The development

- of a small number of market homes to facilitate affordable housing provision is in accordance with paragraph 54 of the National Planning Policy Framework (NPPF).
- 32.10 The undeveloped part of the site has been assessed as being of medium ecological value with the mature trees and hedgerows on the site providing opportunities for a range of species. Development of the whole site should ensure that existing hedgerows and mature trees are retained, together with the boundary along the River Lark.
- 32.11 There is a cordon sanitaire relating to the close proximity of the existing sewage treatment works which will require further investigation.
- 32.12 A development brief will be required for this site which should demonstrate how this site can be developed having respect for the constraints highlighted above. The development brief will determine the number of homes to be provided on the site.
- RV20B LAND OFF TUTELINA RISE**
- 32.13 This site is an arable field which lies on the south western edge of the village to the west of Stanningfield Road. Access will be provided via Hambrook Close with the exception of a small number of frontage plots which could have direct access onto Stanningfield Road. The site has been assessed as being of low ecological value.
- 32.14 Infrastructure delivery issues in relation to Great and Little Whelnetham are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

### Infrastructure requirements

## POLICY RV20: GREAT AND LITTLE WHELNETHAM

Residential development is proposed in Great and Little Whelnetham on the following sites.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at Erskine Lodge	2	Short term	Affordable and market homes with dwelling capacity and mix to be confirmed by the development brief
b	Land off Tutelina Rise	0.4	Long term	10

Residential development on these sites will be permitted having regard to the phasing periods shown.

On site (a) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a site Development Brief. Applications for planning permission will only be determined once the development brief has been adopted by the local planning authority.

The mix of affordable and market housing will be detailed in the development brief and will include trigger points for delivery.

Primary access to site (b) should be provided from Hambrook Close.




Proposals for development on both sites should reflect the scale and form of surrounding development.

Strategic landscaping and open space must be provided to address the individual sites requirements and locations.








**GREAT WHELNETHAM**  
RV20a Erskine Lodge

-  SITE BOUNDARY
-  SITE ACCESS
-  LANDSCAPE FEATURE RETAINED



**RV20b Land off Tutelina Rise**  
0.4 ha 10 units

-  SITE BOUNDARY
-  SITE ACCESS
-  EXISTING LANDSCAPE FEATURE RETAINED

# 33. Hopton

- Local Service Centre
- Journey-to-work service to Bury St Edmunds
- Range of local services and facilities

## The local area

33.1 Hopton is located approximately 15 miles to the north east of Bury St Edmunds and has a reasonable range of services and facilities including a primary school, post office and village store, pub, village hall, church and a GP surgery and dental surgery. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Hopton and other villages in the northern part of the borough.

33.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services

in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

33.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.

## Local constraints and opportunities

- The west and north of Hopton are subject to numerous fundamental planning constraints including a special landscape area and flood zone and therefore the developable area in the village is significantly restricted.
- There is a county wildlife site that lies south of Nethergate Street, outside of the housing settlement boundary. There are also some

sites that have been recognised as habitats for particular species, some of which lie within the current built up area.

- The land to the north and west of Hopton has been designated as a special landscape area, a significant constraint to development in these locations.
- The Waveney-Little Ouse Valley Fens Special Area of Conservation (SAC), of international importance to nature conservation, is a short distance to the east of Hopton. Whilst visitors are currently welcomed, a significant increase in visitors could result in damage to vegetation on the site.
- The village is lacking in amenity open space but there is recreational area to the south west of the primary school.
- The surrounding landscape of Hopton is relatively flat.
- There are two main clusters of



- listed buildings, the first at the western end of Nethergate Street and the second is centred around the crossroads and the church.
- h. A Conservation Area designation covers the area around the church and stretches northwards to cover the properties that front on to the High Street up to Hopton House. Combined, these designations will limit new development to the east and west of the High Street, so as to protect key views into and from the countryside and to protect the setting of the village.
- i. Hopton's historic settlement core centres on The Street and the church. Multi-period sites are recorded in the County Historic Environment Record to the south of Nethergate Street and to the west of Manor Farm at the northern boundary of Hopton. There are two locations of particular note in terms of archaeology. Three large archaeological designated sites are situated south of Nethergate Street and one large site covers land to the west of Manor Farm which is located adjacent to the northern boundary of Hopton. There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.
- j. There is a flood zone which lies to the west of Hopton, between the residential development at Fen Street and the edge of development on Nethergate Street. A large flood risk area is also located to the north east of the village, covering Raydon Common.
- k. Hopton lies on the B1111, which provides a north/south link between the A143 to Bury St Edmunds and the A1066 to Thetford and Diss. The local roads and junctions may require upgrading in order for Hopton to accommodate new development.
- l. There will be a need for additional water infrastructure and/or treatment upgrades to support new development in the village. There are some major capacity constraints within the surface water network.
- m. There is no satisfactory bus service to Thetford or Diss from Hopton. The bus to Bury St Edmunds provides a travel-to-work service, with a journey time of 1 hour.
- 33.4 Further information on constraints and opportunities in Hopton is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)
- Hopton Primary School**
- 33.5 The county council Schools Organisation Review has meant that the school needs to expand to accommodate two additional year groups.
- 33.6 For this reason, there will need to be some flexibility in development proposals around the primary school site to take account of these needs and not constrain the growth in classroom space and any associated facilities.
- 33.7 Hopton has an active village community and in 2006/7 Hopton cum Knettishall Parish Council undertook village surveys to understand the community's priorities for improvement in the village. The need to improve the village hall was one of the priorities identified. A village referendum, which took place in 2010, seeking parishioners support for the sale of the hall and its land to pay for a new village hall, demonstrated a lack of support for the proposals. However, the need for a new village hall remains a priority for the parish along with the potential need for the relocation of the doctor's surgery to an alternative site in the plan period.
- 33.8 The other key issues the village community would like to address over the plan period are around the need for land for the future expansion of the school, a need for recreational open space, playing fields and affordable housing.
- Development issues**
- 33.9 The development to meet the needs of the village is informed by the evidence base and assessments referred to in Section 9 of this document.
- 33.10 There are a couple of sites off the High Street which lie within the housing settlement boundary of the village and so could come forward for development in the plan period without being allocated in this document. One mixed use site has been allocated to meet the future needs of the village.
- RV21 LAND OFF BURY ROAD**
- 33.11 This site lies mainly to the south of Hopton and comprises a large



arable field which borders the B1111 and includes land occupied by the current village hall, car park and playing field. The northern and western boundaries of the site lie adjacent to existing residential properties and the primary school and associated recreational ground. The site has been assessed as being of low ecological value.

33.12 There is a recognised need for improved recreational and community (including health) facilities in the village and the provision of some housing on this site will contribute towards these facilities being delivered. The site uses will comprise housing, community facilities and/or village hall and playing fields.

The site could also be used to accommodate the relocation of the doctor's surgery, if required, which is an issue that should be determined through liaison with NHS England during the production of a development brief for the site. Proposals for the development of the site must be capable of accommodating future expansion of primary school facilities.

33.13 Site drainage should be made via the mains sewer in order to avoid any adverse impact on the Waveney-Little Ouse Valley Fens Special Area of Conservation (SAC). A transport assessment and safety audit will be required as part of any proposals for the site.

33.14 A development brief will need to be produced for this site which will need to ensure that the design and development of the site is sympathetic to the surrounding sensitive environmental features including the SSSI and Special Area of Conservation (SAC) designations and any adverse effects mitigated.

### Infrastructure requirements

33.15 Infrastructure delivery issues in relation to Hopton are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

## POLICY RV21: HOPTON

3.25 hectares of land is allocated for residential, community and/or village hall facilities and open space on land to the south of Hopton.

The indicative capacity of the site is 25 dwellings in the period to 2031. If the new community and/or village hall facilities were to be developed on the site of the existing village hall and playing field, a higher level of housing may be feasible, provided that appropriate contributions were secured towards the delivery of the new facilities. The final housing numbers will be informed through the production of a site development brief which will establish the amount of land available for development, location and types of uses on the site, access arrangements and design and landscaping. The development brief must include proposals for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Waveney-Little Ouse Valley Fens SAC.

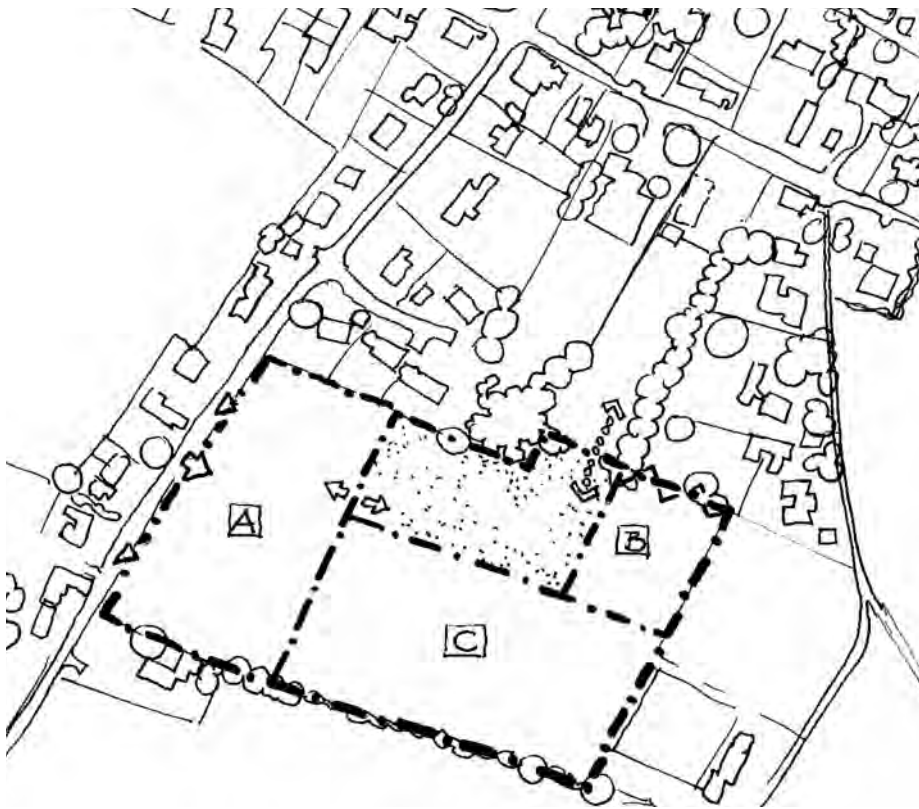
The development area must provide footpath and cycleway access/links to the village centre.

Applications for planning permission on the site will only be determined once the development brief has been adopted by the local planning authority.

Proposals for development will need to address the potential need for the expansion of Hopton Primary School and ensure the continued provision of an early years education facility.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

Foul drainage should be via the public sewerage network.

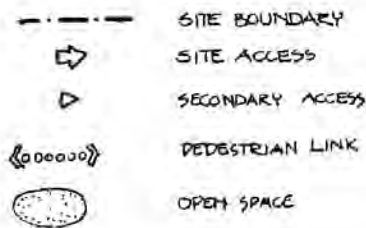


RV21 Land off Bury Road/  
Rear of Village Hall

A: 0.825 ha residential  
(25 units)

B: 0.40 ha community use

C: 1.25ha playing fields



# 34. Hundon

- Local Service Centre
- Range of local services and facilities

## The local area

- 34.1 Hundon is located approximately six miles from Haverhill. Although Hundon has a very limited bus service to Haverhill, the village does have a reasonable range of services and facilities including a primary school, community shop, two pubs and a community centre.
- 34.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

34.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.

## Local constraints and opportunities

- Growth in Hundon is constrained by Lower Road to the south and Mill Road to the north. Further, the southern boundary of the village is covered by a flood zone which will prevent any further development in this area.
- There are two locations where biodiversity action plan species have been identified to the east of North Street.
- The land in Hundon rises in a northerly direction as the village is situated on the slope of the valley.

- Lower Road forms a boundary to development towards the south and Mill Road to the north.
- The majority of the listed buildings in Hundon line North Street, in the east of the village. A Conservation Area also covers much of the eastern half of Hundon.
- County council designated archaeological sites are mainly located behind development on the eastern edge of the village. One also lies south of Valley Wash and another west of Mill Road. Hundon's historic settlement core centres on Church Street, and North and Lower North Streets. There are traces of earlier settlement at Babel Green and crop marks around the village which are recorded in the County Historic Environment Record.
- The southern boundary of Hundon





- village is covered by a flood zone which will prevent any further development in this direction.
- h. Hundon has reasonably good road access to the A143 for Bury St Edmunds and Haverhill. Local roads and junctions within the village may require upgrading in order to cope with additional development.
  - i. The bus service from Hundon to Haverhill is satisfactory in terms of travel to work but not for travel from work. For travel to Bury St Edmunds the service is less than satisfactory.
- 34.4 Further information on constraints and opportunities in Hundon is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

- 34.5 The key issues the village community would like to address over the plan period are the need for a new/enhanced facility for early years' educational provision in the village. The village is also very keen to ensure the existing shop and pub in the village continue to thrive and that affordable homes are provided in the village for local people. A Parish Plan for the village was completed in 2011.

#### Development sites and issues

- 34.6 The school has been recently extended to accommodate two additional year groups within the existing site and potential exists for early years' facilities as part of an enhanced community facility within the existing central open space which contains the village hall, community shop, car park

and all-weather playing pitch. Should this site at Mill Lane not be required for this purpose, it would provide an opportunity for residential development with little impact upon the character of Hundon. This could come forward without the need for the site to be allocated, as the site lies within the village housing settlement boundary.

#### Infrastructure requirements

- 34.7 Infrastructure delivery issues in relation to Hundon are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

# 35. Ingham

- Local Service Centre
- Good accessibility to Bury St Edmunds
- Range of local services and facilities

## The local area

- 35.1 Ingham is located approximately five miles to the north of Bury St Edmunds. Although Ingham lacks a primary school, it has a reasonable range of services and facilities including a shop, post office and public house. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Ingham and other villages in the northern part of the borough.
- 35.2 The village has a good level of local employment opportunities and as such is allocated as a Local Service Centre in the Core Strategy, where small scale development would be suitable.

- 35.3 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.
- 35.4 Residential development in Ingham is centred around three roads; The Street, Culford Road and Beaufort Road. There are county council designated archaeological sites in Ingham and a Special Landscape Area covering a substantial area to the east of the village.
- 35.5 The busy A134 that cuts through the village is a risk in terms of highway safety and additional accesses on to it will need careful consideration.

## Local constraints and opportunities

- There are three identified sites of Biodiversity Action Plan species within the existing built up area and two to the east of the current housing settlement boundary.
- There is one area designated as Recreational Open Space which is located to the rear of St Bartholomew's Church.
- A Special Landscape Area covers a substantial area of land to the east of Ingham, which stretches across to Great Livermere.
- The surrounding landscape of Ingham is relatively flat and the effect of new development on the surrounding landscape should be minimal.
- Ingham lies on the line of a Roman road, and the historic settlement core centres around the church. There are multiperiod sites, recorded in the County Historic



Environment Record, to the south of the village. There are two large county council designated archaeological sites, both lie south east of development on The Street.

- f. There are no flood risk zones within the vicinity of Ingham.
  - g. The A134 to Bury St Edmunds and Thetford cuts through the village which is beneficial in terms of transport links but not in terms of highway safety. Any new development will need to have regard to an increase in traffic which may be turning on to this busy road; junction upgrades may be necessary.
  - h. There are good travel to and from work bus links to Bury St Edmunds from Ingham.
  - i. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- 35.6 Further information on constraints and opportunities in Ingham is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities



which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

- 35.7 The issues the village community would like to address in the plan period include speeding and access issues onto the A134 and the need to protect the character of the most scenic and historic part of the village.

#### Development issues

- 35.8 The development to meet the needs of the village is informed by the evidence base and assessments referred to in Section 9 of this document. One site is allocated for development to help meet future housing needs.

#### RV22A LAND AT THE GABLES

- 35.9 The site comprises an area of hardstanding adjoining the A134. The site has been assessed as being of low ecological value. The site will be accessed directly from the A134 and any development must ensure that the road junction will provide full visibility to oncoming traffic.

#### Infrastructure requirements

- 35.10 Infrastructure delivery issues in relation to Ingham are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.

### POLICY RV22: INGHAM

Residential development is proposed in Ingham on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at The Gables	0.8	Short term	22

Residential development on this site will be permitted having regard to the phasing period shown.

Development on the site must take account of the need for safe access onto the A134.

Strategic landscaping and open space must be provided to address the individual site requirements and location.



# RV22a Land at The Gables

0.83 ha

22 units + existing bungalow

-  SITE BOUNDARY
-  SITE ACCESS
-  OPEN SPACE
-  LANDSCAPE BUFFER (IMPERMEABLE)
-  LANDSCAPE FEATURE RETAINED



# 36. Risby

- Local Service Centre
- Good accessibility to Bury St Edmunds
- Range of local services and facilities

## The local area

36.1 Risby is located approximately four miles from the centre of Bury St Edmunds and although it lacks a primary health care facility or a convenience shop, it has a primary school, pub, village hall, church and play area. Furthermore, the local farm shop, garden nursery and Risby Barns now stock convenience goods providing an important local service, and the Saxham Business Park and Risby Business Park provide a wide range of local jobs.

36.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the

important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

36.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.

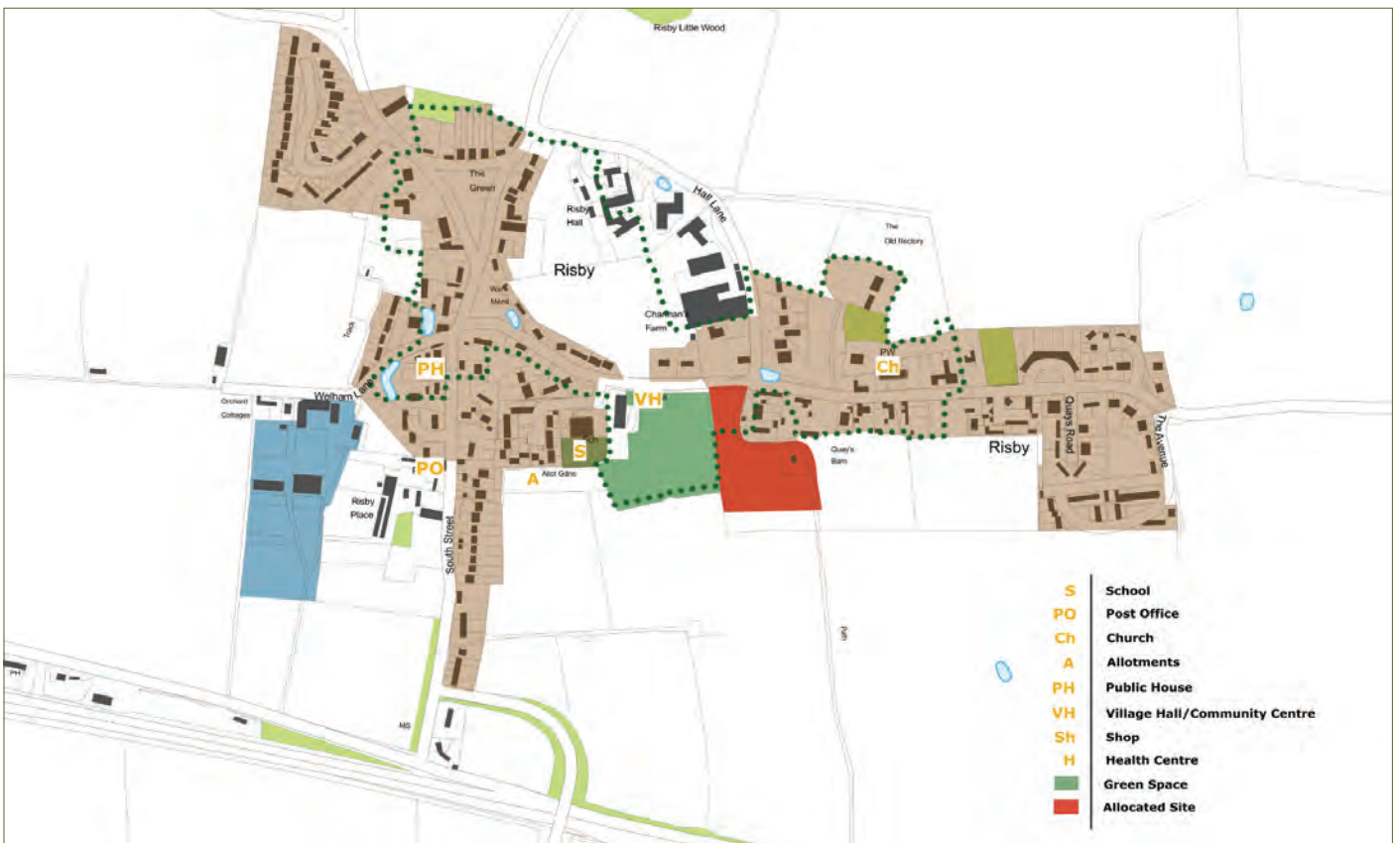
36.4 The nearby Breckland Special Protection Area contains protected bird species which means that any development in and around the village may need to be subject to further assessment under the EU Habitats Directive.

development preventing any extension of Risby to the west towards the Breckland Special Protection Area.

- b. Grade 2 agricultural land surrounds the settlement. Although not a fundamental constraint to development, preference is given to avoiding higher quality grade land.
- c. County wildlife sites form a fundamental constraint to development to the north and east requiring appropriate buffers to development.
- d. There are no topography issues affecting development within or around Risby.
- e. Development around Risby is not constrained by potential coalescence with adjoining settlements.
- f. The A14 to the south forms a defensible boundary to southward

## Local constraints and opportunities

- a. There is a 1.5km buffer to



- expansion of the village.
  - g. Conservation Area and listed buildings within the existing centre are a recognised fundamental constraint to development to the north east of the village in order to protect key views into and from the Conservation Area to the countryside and protect the setting of the village.
  - h. Source Protection Zone (SPZ) 2 covers the existing settlement. The SPZ may not be a constraint if detailed site investigation and potential mitigation are considered.
  - i. Cumulative impact on flows around A14 has been considered within Highways Agency modelling, and the A14 Infrastructure and Junction Capacity Study.
  - j. There is a regular bus service from Risby to Bury.
  - k. The Calor gas storage works to the south of Risby may restrict development to the south of the village which falls within a 500m precautionary buffer zone around the works.
  - l. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
  - m. Risby has historic settlement cores that focus on the green and the church, and sites of various periods in and around the village are recorded in the County Historic Environment Record.
- 36.5 Further information on constraints and opportunities in Risby is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

36.6 The issues the village community would like to address over the plan period are the need for footpath/cycle links from the site along the back of the housing to the east to the Havebury housing at the eastern edge and paths from the site to existing school and improvements to South Street. The Parish Council would also like to see the provision of additional affordable housing in the village.

### Development issues

36.7 The development to meet the needs of the village is informed by the evidence base and assessments referred to in section 9 of this document. One site has been allocated in Risby to meet future housing needs.

### RV23A LAND ADJACENT TO THE CRICKET PITCH

36.8 This former arable site lies on the south side of School Road. There is a well used footpath on the southern boundary of the site towards the adjacent playing fields which lie to the west. The site has been assessed as being of low ecological value, however, there is a very large veteran oak in the south-western corner which will need to be buffered from any future development.

36.9 The site lies within a 1500m buffer zone from the edge of those parts of the SPA that support, or are capable of supporting stone curlews, the details of which are set out in Core Strategy Policy CS2. A Habitat Regulations Assessment (Screening) of the Rural Vision 2031 document has determined that the site lies around 1200m from the nearest part of the SPA which lies to the west of the village and is 'masked'



from the SPA by the existing village. The HRA concludes that due to the allocated site being 'masked' by the existing village it is not likely to have a significant effect. However, it is considered that the need for a project level appropriate assessment should be assessed at the time of any planning application for development on the site.

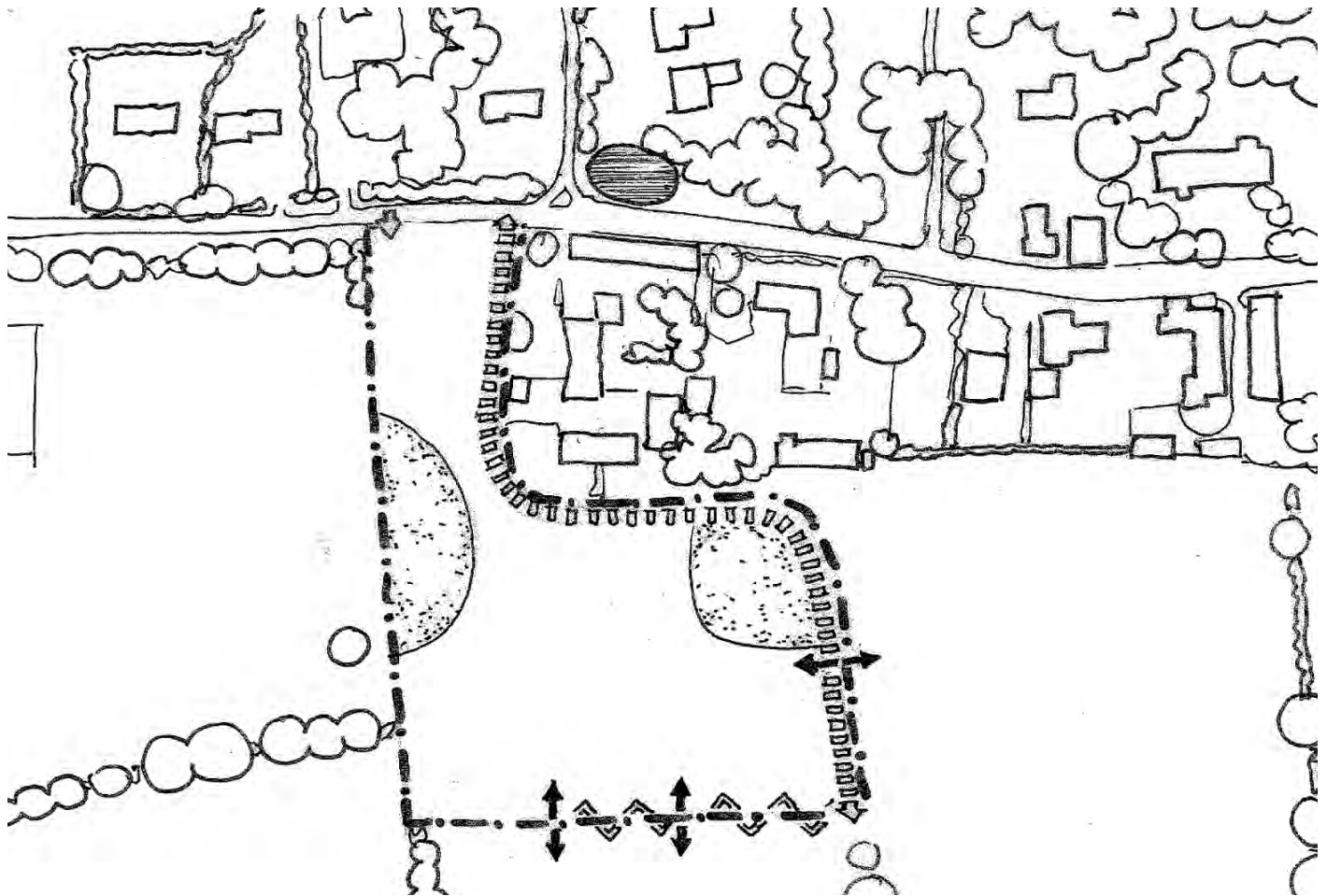
36.10 The site lies partially within a conservation area and the design of the development will need to be sympathetic to the surrounding area.

36.11 A transport assessment will be required as part of any planning application for development on the site, as well as a safety audit on the point of access.

### Infrastructure requirements

36.12 Infrastructure delivery issues in relation to Risby are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.





**RV23a Adjacent to Cricket Pitch**  
1.26 ha 20 units

- SITE BOUNDARY
- SITE ACCESS
- ROUTE THROUGH SITE
- LANDSCAPE BUFFER (IMPERMEABLE)
- POTENTIAL FOR ACCESS RETAINED
- OPEN SPACE

**POLICY RV23: RISBY**

Residential development is proposed in Risby on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Adjacent to the Cricket Pitch	1.7	Short term	20

Residential development on this site will be permitted having regard to the phasing period shown.

Development on the site must provide enhanced footpath and cycleway access to the village centre (The Green), community centre and primary school.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

The need for a project level appropriate assessment, to ensure no adverse affect on the integrity of the Breckland SPA, should be assessed at the planning application stage.

# 37. Rougham

- Local Service Centre
- Settlement spreads across two main areas Blackthorpe and Kingshall Street
- Range of local services and facilities concentrated in Kingshall Street
- Good access to the A14

## The local area

- 37.1 Rougham is located approximately six miles from the centre of Bury St Edmunds and has a good range of services and facilities including a primary school, a village shop which incorporates a post office, pub, sports hall and playing field and a play area.
- 37.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy

(2010) and the Joint Development Management Policies document.

- 37.3 The village is designated as a Local Service Centre in the Core Strategy in recognition of the range of local services and facilities it has to serve the community and surrounding rural population.
- 37.4 The settlement of Rougham is divided into two key areas; the Kingshall Street area and the Blackthorpe area. The main shop in the village is located in the Kingshall Street area and it is therefore considered that any development in the Blackthorpe area should be discouraged due to the reliance on private transport to reach local services.
- 37.5 The village has an active community and has produced a Village Plan. The survey highlighted

some important issues for consideration in the future growth of the village including the fact that residents favour small-scale development.

## Local constraints and opportunities

- In terms of the Blackthorpe area there is one Biodiversity Action Plan (BAP) site which has been identified to the south of development at Mouse Lane. There is also an area of amenity open space which serves the local community in the centre of Blackthorpe.
- In the Kingshall Street area of Rougham there are two sites with identified BAP species present. These sites are to the east of the existing development and may constrain the identification of new development opportunities in this location.



- c. The surrounding landscape in the Rougham area is relatively flat; this prevents development that would affect key protected views to the south.
- d. Development at Blackthorpe is centred around two roads; Mouse Lane and Newthorpe.
- e. There are listed buildings at Blackthorpe Farm, but none within the existing settlement boundary.
- f. There is no designated conservation area but there are sites of various periods recorded in the County Historic Environment Record in the dispersed parish of Rougham, for example a Roman site that is a Scheduled Monument to the east of Rougham Green. There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.
- g. In Kingshall Street development takes a linear form along the main road. Rougham has very few listed buildings.
- h. The Blackthorpe and Kingshall Street areas of Rougham do not contain flood risk zones.
- i. As the local roads are rural in nature any new development at this location could lead to upgrade requirements to both the roads and junctions. Rougham is ideally situated for access through the Rookery Crossroads on to the A14 towards Bury St Edmunds and Ipswich.
- j. The travel to and from work bus service to Bury St Edmunds from Rougham is less than satisfactory.
- k. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity

constraints within the surface water network.

37.6 Further information on constraints and opportunities in Rougham is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

37.7 The key issues the village community would like to address over the plan period include the provision of local health facilities in the village and the improvement of public footpaths.

#### Development issues

37.8 The development to meet the needs of the village is informed by the evidence base and assessments referred to in section 9 of this document. One site has been allocated for development in Rougham to help meet future housing requirements;

#### **RV24A LAND AT THE SOUTH OF KINGSHALL STREET**

37.9 The allocated site is part of an arable field situated at the south of Kingshall Street, Rougham between Kingshall Farm and properties along Kingshall Street. It is not considered appropriate to locate the housing to the north, adjacent to the properties off Orchard Close, as this would open up land either side for development which would be over and above the capacity of the settlement at this time and would create an inappropriate backland development.

37.10 The site is accessed off a minor road with no pedestrian footpaths. Given the narrowness of the road public footpaths may not be achievable in this location; however alternative routes should be explored across privately owned land as part of any development proposals on this site.

37.11 An ecological survey has assessed the site as being of low ecological value, however, a long thin pond runs along the eastern boundary of the site and adjacent agricultural buildings. This should be retained and shading reduced as part of any proposals for development on the site.




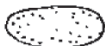

37.12 The site at the south of Kingshall Street is closer to the main part of the built-up area and the amenities it provides and the proposed development would be an extension of an existing residential area continuing the natural built form of the village southwards. Further detail on the proposed allocation is set out in the policy below.

#### Infrastructure requirements

37.13 Infrastructure delivery issues in relation to Rougham are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.



**RV24a South of Kingshall Street**  
0.75 ha 12 units

-  SITE BOUNDARY
-  SITE ACCESS
-  POTENTIAL FOR ACCESS RETAINED
-  OPEN SPACE
-  FOOTPATH



**POLICY RV24: ROUGHAM**

Residential development is proposed in Rougham on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at the south of Kingshall Street	0.75	Short term	12

Residential development on this site will be permitted having regard to the phasing period shown.

Proposals for development on the site must incorporate areas of informal and formal open space and footpath links to the village.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

# 38. Wickhambrook

- Local Service Centre
- Good range of local services and facilities
- Main part of settlement serves surrounding dispersed hamlets

## The local area

- 38.1 Wickhambrook is located approximately 10 miles from the centre of Bury St Edmunds and nine miles from Haverhill and has a good range of services and facilities including a primary school, shop and post office, public house, village hall, church, play area and recreation ground and a GP surgery.
- 38.2 There are a number of policies elsewhere in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are

within the adopted Core Strategy (2010) and the Joint Development Management Policies document.

38.3 Wickhambrook has been downgraded to a Local Service Centre as a result of the Examination into the Core Strategy in 2010. This now means that the level of proposed growth in the village will be much lower than originally proposed.

## Local constraints and opportunities

- The land rises slowly to the north west of the settlement. There is a limited risk that development in this location would be prominent in views from the countryside to the west of the settlement.
- Potential coalescence with the hamlets of Coltsfoot Green, Malting End, Attleton Green,

Boyden End, Meeting Green and Thorns. A constraint to development arises from close proximity to a cluster of small hamlets whose individual character should be protected, through separation or through sensitive site specific design. Any large scale growth in this location is likely to form a conjoining of all these settlements and significantly affect their character.

- Wickham Street Conservation Area to the south east should be protected from impact to its landscape setting by restricting development to the south-east of Wickhambrook.
- A flood zone runs through the eastern boundary of the existing settlement, which is potentially a fundamental constraint to development.
- The settlement is served only by





B1063. No significant impacts from development in this location although some local junction upgrades may be required.

- f. Wickhambrook is located off the major bus corridor and is not considered to be a sustainable location for major growth.
- g. There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network.
- h. There are a number of cropmark and medieval sites around Wickhambrook. There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments

38.4 Further information on constraints and opportunities in Wickhambrook is set out in the evidence-based document Rural Vision 2031: Constraints and Opportunities which is available online: [www.westsuffolk.gov.uk/vision2031](http://www.westsuffolk.gov.uk/vision2031)

38.5 The key issues the village community would like to address over the plan period include the lack of appropriate road, footway, drainage and sewerage infrastructure to cope with additional growth in the village. The parish council would also like to secure a site for affordable housing or a care facility for the elderly in the village for local people. A Parish Plan is currently being prepared for the village.

**Development issues**

38.6 The development to meet the needs of the village is informed by the evidence base and assessments referred to in Section

9 of this document. One site has been allocated for residential development in the village as outlined in the supporting text and policy below.

**RV25A LAND AT NUNNERY GREEN AND CEMETERY HILL**

38.7 The site is located on the eastern edge of Wickhambrook. The site represents two meadows, subdivided by a thick, tall hedge. The meadow to the east, bordering the road, is more species-rich, with the western meadow exhibiting signs of past disturbance. Both meadows are well defined within mature, ancient hedgerows. Residential land lies to the north, west and southern boundaries with a church and cemetery to the east.

38.8 An ecological appraisal of the site has assessed it as being of medium value with some notable plant species present on the site. A development brief for the site will need to be prepared to identify the developable areas of the site and mitigation required to protect

the notable species present on the site. This should be produced in consultation and with the agreement of Suffolk Wildlife Trust.

38.9 Cemetery Road is very narrow and public footpaths are sporadic. The provision for a new footpath and improvements to existing footpaths should be made in any application for development on the site.

38.10 A transport assessment and safety audit will be required as part of any application for development on the site.

38.11 Therefore this site has been identified for small scale residential development within the village up to 2031 as set out in the policy below.

**Infrastructure requirements**

38.12 Infrastructure delivery issues in relation to Wickhambrook are set out in more detail in the Infrastructure Delivery Plan which accompanies this document.





**POLICY RV25: WICKHAMBROOK**

Residential development is proposed in Wickhambrook on the following greenfield site.

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative capacity
a	Land at Nunnery Green and Cemetery Hill	1.5	Short term	22

Residential development on this site will be permitted having regard to the phasing period shown.

If this site is brought forward for residential use the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the site.

Applications for planning permission on this site will only be determined once the development brief has been adopted by the local planning authority.

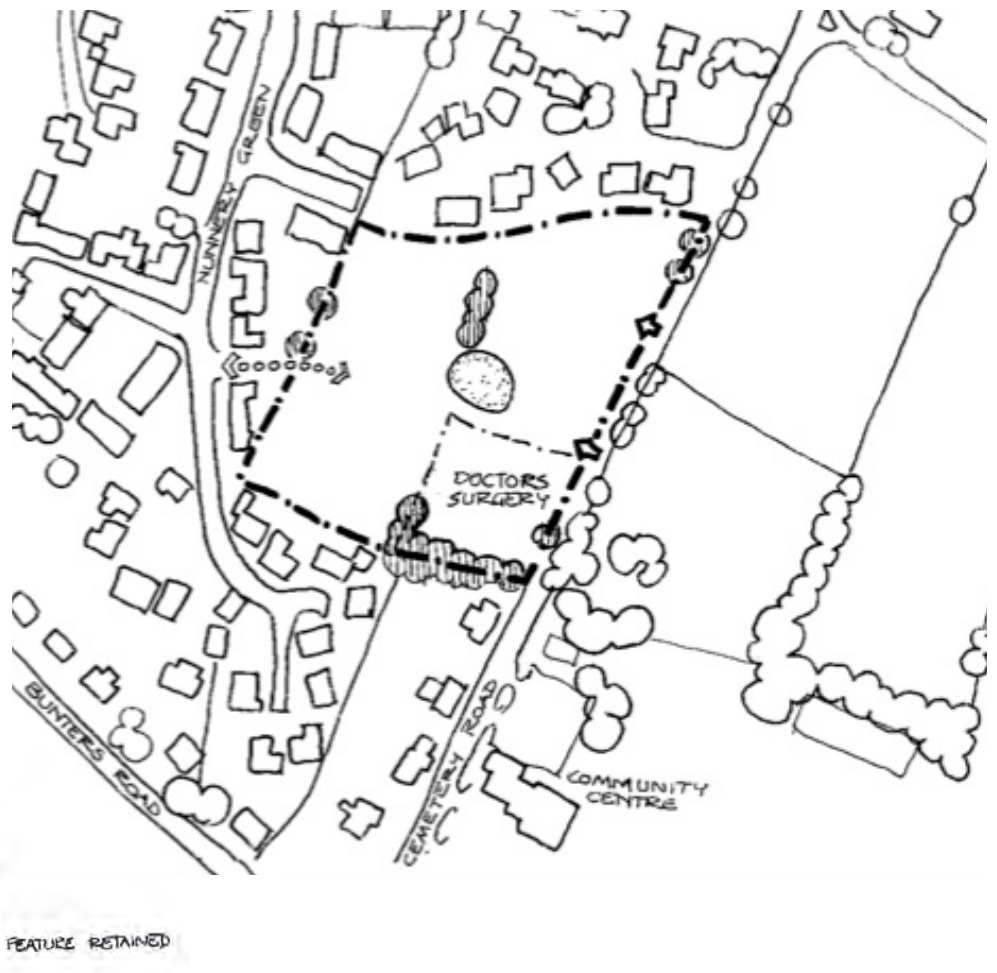
The impact of development on land at Nunnery Green and Cemetery Hill on healthcare capacity should be assessed and required mitigation measures determined through consultation and liaison with NHS England.

Proposals should incorporate the protection of the hedgerow which separates the eastern and western parts of the site and measures put in place to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site.

The provision for a new footpath and improvements to existing footpaths along Cemetery Road should be made in any application for development on the site.

Strategic landscaping and open space must be provided to address the individual site requirements and location.

**RV25a Land at Nunnery Green and Cemetery Hill**  
1.8 ha 22 units



## 39. Infill Villages and countryside

**39.1 The adopted Core Strategy (December 2010) sets out in Policy CS4 the settlement hierarchy for the borough. Infill Villages are designated as villages which have only a limited range of services and facilities. In these villages only small scale infill development of five homes or less within the designated housing settlement boundary would be permitted.**

39.2 Those settlements designated as Infill Villages are listed below.

- Barnham
- Bradfield St George
- Chevington
- Coney Weston
- Cowlinge
- Fornham All Saints
- Fornham St Martin
- Great Bradley
- Hawkedon
- Hepworth
- Honington and Sapiston
- RAF Honington
- Horringer
- Lidgate
- Market Weston
- Ousden
- Pakenham
- Rede
- Stanningfield
- Stansfield
- Stoke by Clare
- Stradishall
- Thelnetham
- Troston
- Whepstead
- Withersfield

### Countryside

39.3 Previously a presumption was placed against most development in the countryside, subject to certain exceptions for the replacement of existing dwellings in the countryside and the provision of key worker housing essential to rural occupations. There is also policy provision for affordable housing on “exception” sites adjacent to an existing housing settlement boundary.

39.4 Any village which is not listed as a Key Service Centre, Local Service Centre or Infill Village, has very few, or no services and facilities, and so to locate a large amount of further growth in these locations would not be sustainable.

39.5 The Localism Act and associated legislation provides local communities more input in deciding where they would like to see development in their area, including through the preparation of neighbourhood plans which should accord with strategic planning policy (the Core Strategy). The plans, which are subject to examination and a local referendum, can also propose sites for development.

39.6 The National Planning Policy Framework gives a clear steer on the appropriateness of building in rural areas. The first part of Paragraph 55 of the NPPF states;

39.7 The paragraph above can be related particularly to the rural areas of St Edmundsbury where many smaller settlements in the countryside which do not have settlement boundaries but support the existing services and facilities in Key or Local Service Centres. It is considered that limited infill development may be permitted in these settlements provided that it is in character with the surrounding area and does not have an adverse impact on the natural and historic environment.

39.8 This approach to allowing limited infill in villages in the countryside, while maintaining compliance with the Localism Act and NPPF, is set out in Policy DM28 of the Joint Development Management Policies document which applies to both St Edmundsbury and Forest Heath Districts. This policy makes provision for proposals to infill a plot within an otherwise continuous built up frontage with one dwelling or a pair of semi detached dwellings within a closely knit ‘cluster’ of 10 or more existing dwellings adjacent to or fronting an existing highway.

*“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.....”*

# Appendix 1. Glossary of terms

## List of acronyms and technical terms used in St Edmundsbury documents.

Items in *italics* each have a separate definition.

Term	Definition
Accessibility	The ability of everybody to go conveniently where they want.
Adoption	The final confirmation of a Local Development Document as having statutory (legal) status by a Local Planning Authority.
Affordable housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: meet the needs of eligible households, including availability at a cost low enough for them to afford (determined with regard to local incomes and local house prices); and include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Allowable Solutions	A Government concept which would enable developers to pay into a fund to help deliver carbon-saving projects on other sites in order to qualify for a less stringent emissions target for their on-site work.
Amenity open space	An area that is primarily of visual importance but may also be used for recreation, either formally or informally.
Rural Site Preferred Options DPD/Rural Vision 2031	The document within the St Edmundsbury Local Development Framework that will contain site specific allocations for rural areas. It will have the status of a Development Plan Document.
Annual Monitoring Report (AMR)	Report produced every year on the progress of preparing the Local Development Framework Report and the extent to which policies are being achieved.
Areas subject to planning restrictions	A former Local Plan Policy (DS3 – now adopted as SPD) Gardens, open areas with grass and trees, greens, and other areas of visually important gaps and open spaces within housing settlement boundaries where proposals for development will not be considered favourably.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving biological diversity.
Brownfield land	Brownfield land (also known as previously developed land) is that which is, or was, occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure (such as mains water pipes). The definition covers the curtilage of the development. Opposite to greenfield land.
Community Action Plan	Community-led processes for identifying local needs and priorities, prepared within the context of the Community Plan.
Community Capital	The term 'capital' is most commonly used to refer to money and material goods. However, in the context of sustainability, communities have several different types of capital that need to be considered -- natural, human, social, and built capital. Together, these types of capital are referred to as community capital.
Community Infrastructure Levy (CIL)	A levy placed on development to fund new infrastructure, based on identified need and expectations of site viability. This will largely, but not completely, replace S106 agreements.



Term	Definition
Community Plan (CP)	The long term vision and action plan for St Edmundsbury articulating the aspirations, needs and priorities of the local community – prepared by the Local Strategic Partnership.
Community Right to Build	Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support, the Community Right to Build will give communities the powers to deliver this directly through the Localism Act.
Conservation Area	Areas of special architectural or historic interest, of which we want to preserve the character, appearance or setting.
Core Strategy	The Local Development Framework document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.
Development Plan	The statutory Development Plan comprises the Development Plan Documents contained in the Local Plan
Development Plan Document (DPD)	Development Plan Documents outline the key development goals of the Local Plan.
Development Management DPD	The document within the St Edmundsbury Local Plan which will contain detailed policies guiding particular forms of development. It will have the status of a Development Plan Document.
Greenfield land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of brownfield land). Applies to most land outside the housing settlement boundary.
Housing Needs Study	A study which assesses the future housing needs of the district, in terms of the size, type and affordability of dwellings. The St Edmundsbury Housing Needs Study was published in 2005.
Housing settlement boundary (HSB)	Housing Settlement Boundaries represent the development limits or residential areas within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.
Issues and options	Document(s) produced during the early production stage of the preparation of Development Plan Documents and issued for consultation.
Local Development Document (LDD)	The various individual documents (DPD, SCI, SPD) in the Local Plan
Local Development Framework (LDF)	The name for the portfolio of Local Development Documents formerly produced under the 2008 Town and Country Planning Act. It consisted of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.
Local Development Scheme (LDS)	A public statement setting out which documents will make up the Local Plan, and when they will be produced.
Local Enterprise Partnership (LEP)	A voluntary partnership between councils and businesses formed in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within its local area.
Local Plan	The plan produced under the current 2012 Town and Country Planning Regulations and the National Planning Policy Framework. The Council's current Replacement Local Plan (2016) was adopted in 2016.
Local Planning Authority	The local council whose duty it is to carry out the planning function for its area.

Term	Definition
Local Transport Plan (LTP)	The transport strategy prepared by the local transport authority (Suffolk County Council).
Localism Act	The Localism Act introduces a number of changes to planning, including the abolition of Regional Spatial Strategies and the introduction of Neighbourhood Plans.
National Planning Policy Framework (NPPF)	Replaced the suite of PPGs and PPSs as the national planning policy framework.
Neighbourhood Development Order	A 'qualifying body' – in this instance a parish council or an organisation designated as a neighbourhood forum – may initiate the process for requiring a local planning authority to create a neighbourhood development order. A neighbourhood development order grants planning permission in a particular neighbourhood area for development specified in the order.
Neighbourhood Plan	A neighbourhood plan for an area can be prepared by local communities and, subject to a referendum, planning permission is automatically granted without the need for a planning application.
Out Commuting	The movement of people to and from their place of work where they live in one town and work in another.
Planning Policy Guidance (PPG)	Former guidance produced by the Government on planning matters (being replaced by PPSs).
Planning Policy Statement (PPS)	Former Statements of National Planning Policy issued by the Government (to replace PPGs).
Preferred Options	Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the preferred direction of a Development Plan Document.
Prince's Foundation	An architecture school and trust founded by the Prince of Wales (UK) to promote a return of human values to architecture
Recreational Open Space	An area that is primarily used for children's play, and/or formal or informal organised games, but may also be visually important.
Regional Planning Guidance/ Regional Spatial Strategy (RPG/RSS)	The former strategic plan for the region prepared under the former planning system.
Secured by Design	A police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.
Section 106 planning obligations	These are a means of ensuring otherwise unacceptable development could be made acceptable through the use of planning obligations, in line with legislation and the National Planning Policy Framework (paragraphs 203-206 inclusive). At present, adopted guidance is in place in Suffolk in the form of the 'Developers Guide to Infrastructure Contributions in Suffolk'.
Sustainability Appraisal (SA)	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
Statement of Community Involvement (SCI)	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the Local Plan (and in the consideration of individual planning applications).
Strategic Environmental Assessment (SEA)	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the Assessment Sustainability Appraisal.

Term	Definition
Site specific allocations	Allocations of sites for specific or mixed uses or development, to be contained in the Allocations DPD. Policies will identify any specific requirements for individual proposals. The sites themselves will be shown on a Policies Map.
Supplementary Planning Document (SPD)	Elaborates on policies or proposals in DPDs, and gives additional guidance.
Supplementary Planning Guidance (SPG)	Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD).
Structure Plan	The strategic plan produced under the former planning system by county councils.
Planning and Compulsory Purchase Act 2004	Puts in place the new statutory framework for preparing planning documents.
The Regulations Town and Country Planning (Local Development) (England) Regulations 2004 and 2012	The formal Government regulations that define how the Local Plan is produced.
Urban Capacity Study (UCS)	A study produced (and kept under review) to assess the amount of land available for housing on brownfield land. The latest St Edmundsbury Urban Capacity Study was published in September 2005.



## Appendix 2. Core Strategy settlement hierarchy

SETTLEMENT HIERARCHY: CORE STRATEGY POLICY CS4		
Key Service Centres	Local Service Centres	Infill Villages
Barrow	Bardwell	Barnham
Clare	Barningham	Bradfield St George
Ixworth	Cavendish	Chevington
Kedington	Chedburgh	Coney Weston
Stanton	Great Barton	Cowlinge
	Great and Little Thurlow	Fornham All Saints
	Great and Little Whelnetham	Fornham St Martin
	Hopton	Great Bradley
	Hundon	Hawkedon
	Ingham	Hepworth
	Risby	Honington and Sapiston
	Rougham	RAF Honington
	Wickhambrook	Horringer
		Lidgate
		Market Weston
		Ousden
		Pakenham
		Rede
		Stanningfield
		Stansfield
		Stoke by Clare
		Stradishall
		Thelnetham
		Troston
		Whepstead
		Withersfield

### Countryside

All other settlements not identified on the list above and where a housing settlement boundary is not identified on the Proposals Map.

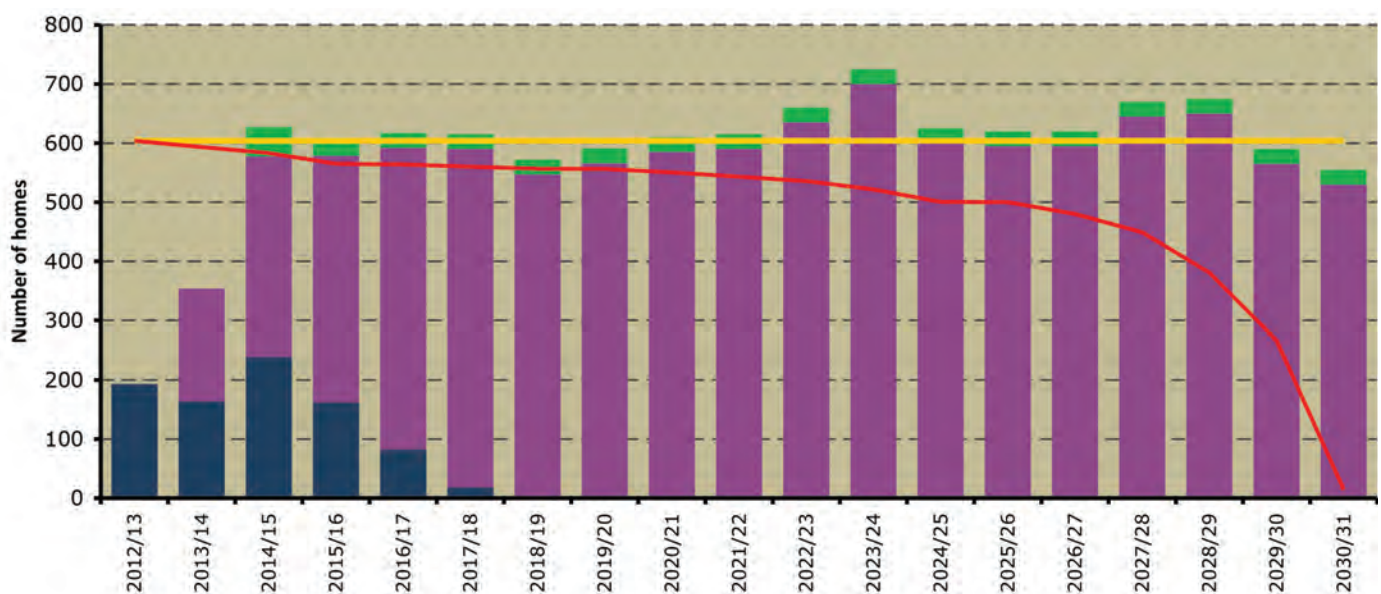
# Appendix 3. Housing trajectory

## Projected housing completions across St Edmundsbury 2012-2031

	Annual requirement	Projected completions from commitments	Vision 2031 allocations	Other potential / Windfall	Total Completions	Annual requirement taking into account projected completions
2012/13	604	193	0	0	193	604
2013/14	604	164	190	0	354	593
2014/15	604	239	339	49	627	583
2015/16	604	162	417	25	604	565
2016/17	604	82	510	25	617	564
2017/18	604	18	572	25	615	560
2018/19	604	0	547	25	572	557
2019/20	604	0	566	25	591	556
2020/21	604	0	585	25	610	550
2021/22	604	0	590	25	615	543
2022/23	604	0	635	25	660	536
2023/24	604	0	700	25	725	522
2024/25	604	0	600	25	625	500
2025/26	604	0	595	25	620	500
2026/27	604	0	595	25	620	480
2027/28	604	0	645	25	670	449
2028/29	604	0	650	25	675	381
2029/30	604	0	565	25	590	267
2030/31	604	0	530	25	555	14

## Housing Trajectory Diagram

- Other potential / Windfall
- Vision 2031 allocations
- Projected completions from commitments
- Annual requirement taking into account projected completions
- Annual requirement



## Appendix 4. Monitoring and review framework

Future monitoring of planning policies is required to enable an understanding of the extent to which the Rural Vision 2031 policies deliver what is intended over the lifetime of the plan period. Monitoring of the actions to support the Vision 2031 aspirations is a separate process via the monitoring action plans and should not be confused with the monitoring of the planning policies, although there is clearly a link between the two frameworks.

Monitoring the Rural Vision 2031 policies enables the following issues to be considered:

- the impact the plan is having in helping to achieve targets, milestones and success factors as identified in the monitoring framework;
- whether the policies are working effectively or require adjusting to a more flexible approach; and
- whether any wider national policy changes are having an impact on the application of the Rural Vision 2031 policies.

The table below sets out the indicators for monitoring the effectiveness of policies, including, where applicable, performance against targets. These policies will be monitored annually through the authority's Annual Monitoring Report (AMR).

Policy	St Edmundsbury Core Strategy Objective	Rural Vision 2031 Objective	Indicators/Source	Targets	Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)
<b>Policy RV1</b> Presumption in favour of Sustainable Development	A-J	1-9	See below	1. Direct measure	1. Annually
<b>Policy RV2</b> Neighbourhood Plans	A, C	1, 7	1. Number of neighbourhood plans and/or neighbourhood development orders in preparation	1. Direct measure	1. Annually
<b>Policy RV3</b> Housing Settlement Boundaries	A, C, G	1, 5	1. Geography of housing completions	1. Direct measure	1. Annually
<b>Policy RV4</b> Rural Employment Areas	B	2, 5	1. Employment completions	1. Direct measure	1. Annually
<b>Policy RV5</b> Protection of Special Uses	G	4	1. Number of applications approved for operational development	1. Direct measure	1. Annually
<b>Policy RV6</b> Park Farm, Ingham	D, H	4	1. Concept statement for Park Farm, Ingham approved.	1. Direct measure	
			2. Masterplan for Park Farm, Ingham approved	2. Direct measure	
			3. Planning application for Park Farm, Ingham approved	3. Direct measure	
<b>Policy RV7</b> Allotments	D, H	4	1. Loss of allotments in the rural areas where no replacement provision has been provided	1. Direct measure	1. Annually
<b>Policy RV8</b> Safeguarding Educational Establishments	D	9	1. Number of schools and educational establishments where alternative on educational or community uses have been approved	1. Direct Measure	1. Annually



Policy	St Edmundsbury Core Strategy Objective	Rural Vision 2031 Objective	Indicators/Source	Targets	Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)
<b>Policy RV9</b> Green Infrastructure in the Rural Areas	D	4	1. Number of green infrastructure projects implemented in the rural areas	1. Direct measure	1. Annually
			2. Number of planning applications where contributions to green infrastructure are included	2. Direct measure	2. Annually
<b>Policy RV10</b> Barrow	A, B, C, I	1-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV11</b> Clare	A, B, C, I	1-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV12</b> Ixworth	A, B, C, I	1-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV13</b> Kedington	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV14</b> Stanton	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV15</b> Barningham	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV16</b> Cavendish	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV17</b> Chedburgh	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completion	2. Direct measure	2. Annually
<b>Policy RV18</b> Great Barton	A, C, D, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV19</b> Great Thurlow	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV20</b> Great and Little Whelnetham	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV21</b> Hopton	A, C, D, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV22</b> Ingham	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV23</b> Risby	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV24</b> Rougham	A, C, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually
<b>Policy RV25</b> Wickhambrook	A, C, D, I	1, 3, 4-7, 9	1. Annual net dwelling completions	1. Policy target	1. Annually
			2. Geography of housing completions	2. Direct measure	2. Annually

## Appendix 5. Replacement of saved St Edmundsbury Local Plan (2016) Policies

The St Edmundsbury Local Plan was adopted in 2006. In 2009 St Edmundsbury Borough Council made representations to the Secretary of State to save a number of policies from the Replacement Local Plan beyond the transition period from the implementation of the Planning and Compulsory Purchase Act (2004).

The following saved policies are superseded on adoption of the Rural Vision 2031 document.

Replacement St Edmundsbury Local Plan 2016 policy reference	Policy Heading	Where policy is superseded by the Rural Vision 2031 document
<b>RA1</b>	Brownfield Allocations - Rural Service Centres	RV12, RV13, RV19, RV22
<b>RA2</b>	Greenfield Allocations – Rural Service Centres	RV10 to RV18 RV20 to RV21 RV23 to RV25
<b>RA3</b>	General Employment Areas – Rural Areas	RV4
<b>RA4</b>	New open space provision	Deleted









*St Edmundsbury*  
**BOROUGH COUNCIL**

**RURAL**  
**VISION**  
**2031**

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