

GREAT BARTON PARISH COUNCIL

Clerk : Mrs. Linda Harley.
Tel : 01284 787777

E-mail : harley.parish@btinternet.com

**6, Garden Close,
Great Barton,
Bury St. Edmunds,
IP 31 2SY**

May 20th 2015

Chairman – Philip A Reeve

Review of W Suffolk – SHLAA- Draft Review Report for consultation

Dear Samantha Robertson, Planning Policy,

The full title is repeated as this consultation has not been picked up by many stakeholders and does beg questions on the processes attached to this review. If the informing process has shown some deficiencies which you no doubt have a mechanism to measure for transparency/democracy how will this translate into a robust and adequate assessment of sites under review?

If there is an inability to answer this question to serve adequately the electorate of West Suffolk (SEBC and Forest Heath) then there should be a further period of public consultation. At the moment I am failing to see how you will be able to fulfil your objectives, identified on page 4.

REVIEW of SITES:

Great Barton Parish Council (GBPC) has reviewed the SHLAA and notes that the sites in Great Barton are all carried forward from previous exercises. Although GBPC notes that (with the exception of RV18) these sites are not proposed for allocation it has the following comments to make, whether “deferred” or “included” sites.

Deferred Sites:

- WS53: (Green Lane) GBPCouncil acknowledges and agrees the deferred status.
- SS033, previously SS33: (Paddock, Livermere Road) GBPCouncil acknowledges and previously rejected (1999) due to site access and supporting infrastructure.
- SS016, previously SS16: (Old Stackyard Paddock) GBPCouncil acknowledges and agrees the deferred status.
- SS130: (north of Mount Road & west of East Barton Road) GBPCouncil acknowledges and agrees the deferred status. Previously SEBC comments stated Suffolk archaeological site with TPO’s.
- WS48: (High Trees) GBPCouncil acknowledges statement and reference SEBC Site Allocation Issues and Options, Nov 2008, “Notable species have been identified on this site” Additionally, the site sustainability appraisal, October 2009:
In the heart of Gt Barton is a remaining small part of the Great Barton Arboretum. This area and its surrounding have been placed with TPO’s for the last 25 years or more to ensure this landscape is preserved for the benefit of future generations

With WS48 surrounded by dwellings it will not provide a better “health” to the current parishioners of Great Barton. Overall, the location of WS48 does not accord with the Core Strategy and development does not accord with Sustainability Objectives. WS48 would result in the loss of woodland area, the demise of a historic environmental area with its rich biodiversity and would be a development of a Greenfield site.

- AS10: (Off Thurston Road) GBPCouncil acknowledges and agrees the deferred status.

**Deferred Sites:
Bury St Edmunds**

- SS102: The land at Hollow Road Farm does not lie within the development boundary of the adopted Bury St Edmunds Vision 2031 and this Parish Council is astounded why this greenfield site is labelled for “Employment Use”

**Included Sites:
Within Gt Barton Parish:**

- SS103: (Land West of Livermere Road) - the development of this site for housing will breach the defined edge of the settlement thereby encouraging further development along Fornham Road and effectively encouraging settlement creep. This is not considered to be desirable and will erode the countryside setting of the village. It is not considered to be a suitable location for housing.
The SEBC “Site Allocations Issues and Options, Nov 2008 Council comment; “Protected, “Notable and Biodiversity Action Plan species have been identified”.
The site summary in 2008 concluded:
SS103 runs contrary to many of the stated Sustainability Objectives, it is inconceivable that it should be considered for development especially as Great Barton is designated as a Service Centre. SS103 would not provide a better “health” to the current village populace and there is no supporting infrastructure or services to accommodate this development. The present road system around the proposed development has been documented through the Parish Council as a serious cause for concern. SS103 would result in the loss of prime food producing land, the loss of a recognised biodiversity site with known protected species and is close to an archaeological area. It should also be noted; East of England Plan states new development be “sympathetic to local character and of an appropriate scale and nature”. The proposed development hardly adheres to this statement. Equally, St Edmundsbury Borough Council aims do not support SS103:
 - a) No housing should detract from the appearance and character of the countryside.
 - b) No housing should increase reliance on the car.
 - c) No housing should result in the loss or fragmentation of valuable farmland.

Note: Site RV18, recognised by local and county authorities will be positioned to satisfy planning and sustainability policies, plus the strategy identified in adopted Rural Vision 2031.

- 7.5b (Land adjacent to Free Church, Mill Road)- Stated In 2009: *“This site will impact more on the social and environmental qualities for local residents. This is due to its placement on the north side of Mill Road and its more remoteness to local services. Coupled with the loss of facilities to the neighbouring Free Church and very productive arable land the feasibility of other sites should be explored”*.
Site RV18, recognised by local and county authorities will be positioned to satisfy planning and sustainability policies plus the strategy identified in adopted Rural Vision 2031.
- RV18 (Land at School Road) - this is now an allocated site, which GBPC supported and is now working with the County Council regarding its future development.
- SS73 (Land north of Mount Road, south of Cattishall and east of Cherry Trees). Any eastward extension under SS73 should only be considered when the whole of BV4 Bury Vision 2031 has been delivered and assessed with the remaining 4 strategic development sites around Bury St Edmunds.
- BV6 (North East Bury St Edmunds) This Council notes: the area defined in red accords with the adopted Bury St Edmunds Vision 2031 maps to ensure Great Barton with Cattishall has adequate and sufficient buffers. However, an explanation is required for the statement in SHLAA: “A wider site area is identified in the Bury St Edmunds Vision 2031 plan as a strategic site for growth”.

Included Sites:

Within Bury St Edmunds:

- SS56 (Land at Hollow Road Farm, Barton Hill) - although adjacent to existing residential properties this site is poorly connected to the facilities within Fornham St Martin and is outside of normal walking distances from facilities within Bury St Edmunds. It is also at the junction of a busy A-road, with inherent noise and pollution impacts for future residents at this location. It is outside the adopted Bury St Edmunds Vision 2031 and is currently designated as countryside being prime farmland. Extreme incompatibility exists with this site and the proposal for SS102 (West Suffolk Operational Hub). Notwithstanding that last comment there are other sites which satisfy the adopted Bury Vision 2031 plan before consideration of this site.
- SS107 (Land north of Barton Hill and west of A134) - although close to existing residential properties this site is poorly connected to the facilities within Fornham St Martin and is outside of normal walking distances from the facilities within Bury St Edmunds. It is outside the adopted Bury St Edmunds Vision 2031 and is currently designated as countryside being prime farmland. The site is at the junction of a busy A-road, with inherent noise and pollution impacts for future residents at this location. Reservations are in parallel to SS56 with regard to the neighbouring SS102 and other adopted sites must be explored before this site as it is not a suitable location for further housing.

Further comments:

GBPC would like it to be noted that it is proposing to prepare a Neighbourhood Plan and is in the early stages of coordinating this. Once established any future allocations will need to be considered as part of the Neighbourhood Plan process. This will include a review of the sites identified in the SHLAA along with any other sites that are put forward as suggested development sites.

GBPC requests that it is kept informed of any further consultation exercises regarding the SHLAA and any associated documents including any Call for Sites and subsequent site allocation documents. The Council was disappointed not to have been advised of this document, which it was alerted to by a local resident.

P. A. Reeve

Parish Chairman, for and on behalf of Great Barton Parish Council

May 2015