



Rural Area Working Party 23 January 2012

St Edmundsbury Local Development Framework: Draft Rural Vision 2031 – Consultation

Summary

1. The Borough Council has made a commitment to prepare a holistic vision document for the Rural Area to cover the period to 2031. Consultation on an Issues and Options report was carried out between March and May 2011.
2. An initial report to the Rural Area Working Party included details of consultation responses.
3. Having regard to the consultation comments received, a first draft Rural Vision 2031 document has now been prepared
4. The Working Party is asked to **RECOMMEND** to Cabinet that the document be approved for consultation.

1. Background

- 1.1 The Borough Council has made a commitment to prepare a holistic vision document for the Rural Area to cover the period to 2031. The vision will cover both planning and corporate priorities for the town and will form part of the Local Development Framework. Ultimately it will supersede the Replacement St Edmundsbury Borough Local Plan 2016 that was adopted in 2006.
- 1.2 Initial consultation on the issues for the Rural Area commenced at the beginning of March 2011 and ran to the end of May 2011. A report to the Rural Area Working Party on 15 June 2011 (Paper C20 refers) detailed the range of consultation events which took place and summarised the responses received in respect of the Rural Area during the consultation period.

2. Rural Vision 2031 Document

- 2.1 The observations received during the Issues and Options consultation have assisted in the preparation of the first draft Vision 2031 document for consultation, which is attached as Appendix A to the report. Officers will make a presentation to the Working Party.

- 2.2 A comprehensive update of the Issues and Options consultation responses, together with officer responses will be published as part of the consultation. In addition, sites which have been submitted to the Council by landowners and developers for inclusion in the Vision 2031 document, including those in Haverhill and Bury St Edmunds, but have not been included in the draft consultation documents, are set out in one separate report that will be published alongside the consultation document. A full Sustainability Appraisal of the draft has also been undertaken, as required by the regulations for the preparation of planning policy documents, and this will also be published at the time of consultation.
- 2.3 It is acknowledged that there may be typographic, grammatical and factual errors in the draft document being considered by the Working Party. It is intended that these will be rectified before the consultation document is published, in consultation with the Portfolio Holder for Planning and Transport.
- 2.4 Consultation will commence on 1 March 2012 and last until 30 April 2012. Members will receive full details of this consultation via the Members' Bulletin. During the consultation period it is intended to hold a Members workshop to discuss the content of the document and to agree feedback to assist in the formulation of the final document.

3. Recommendations

- 3.1 It is **RECOMMENDED** that:-
- (1) the draft Rural Vision 2031 document, as contained in Appendix A to Report C292, be approved for public consultation; and
 - (2) delegated authority be given to the Director of Economy and Environment, in consultation with the Portfolio Holder for Planning and Transport, to make any necessary minor typographical, grammatical or similar textual changes to the draft prior to publication for consultation purposes.

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Draft Rural Vision 2031 Preferred Options Document

19.1.12

This draft document has been prepared for consideration by the Rural Area Working Party and the Sustainable Development Working Party. It is acknowledged that there may be typographic, grammatical and factual errors in the document and that the document that is published for consultation will contain photographs, maps, graphs and consultation questions.

Rural Vision 2031

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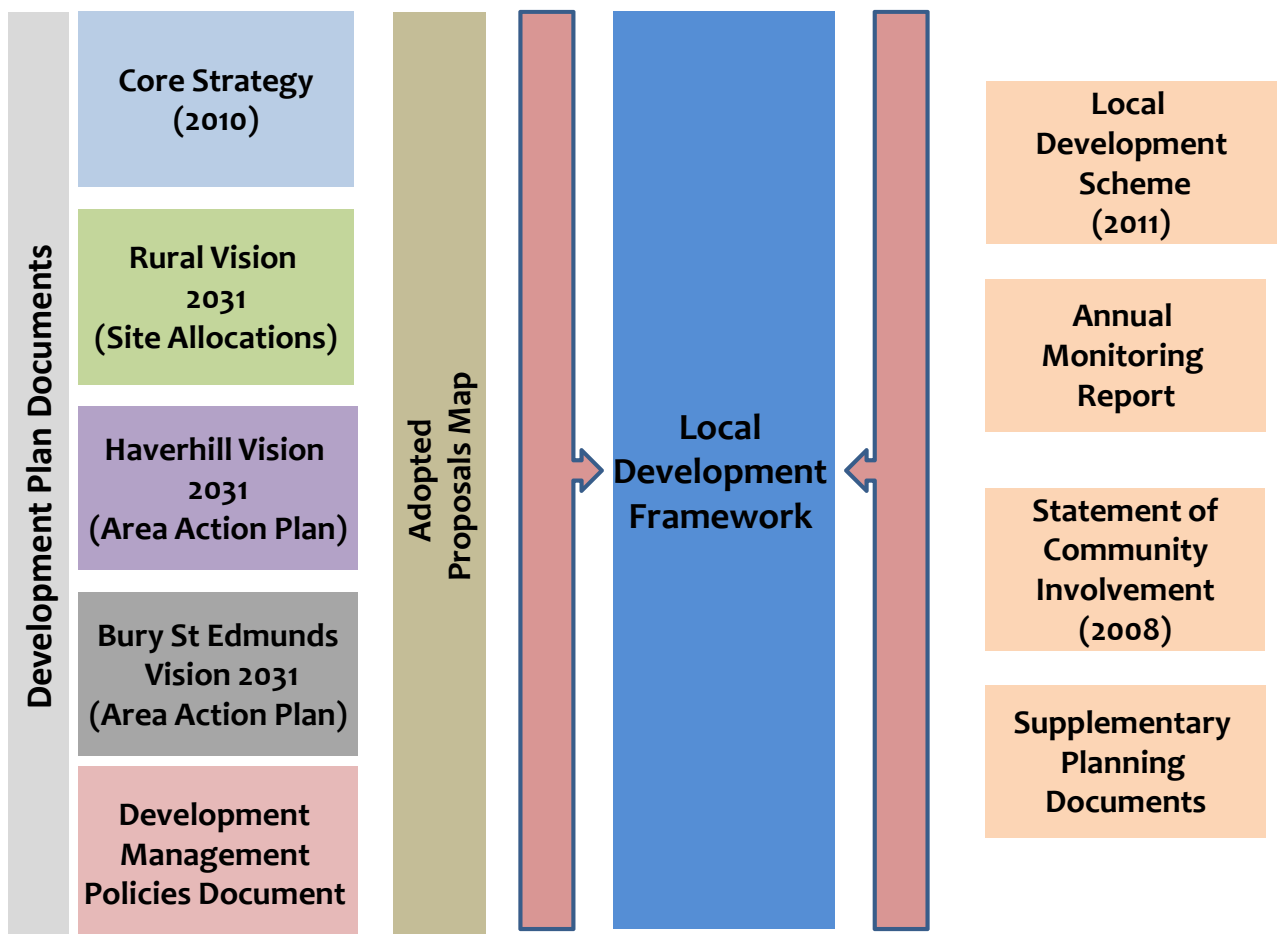
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1. Introduction

- 1.1 Rural Vision 2031 is a document which is being prepared to provide a vision and planning framework for the rural areas up to 2031. Rural Vision 2031 will form part of the Council's Local Development Framework. As such this document will be a formal Development Plan Document and will set out the statutory planning policy for the rural areas. This consultation draft provides you with an opportunity to comment on the Council's preferred vision for future growth and change in the rural areas up to 2031.
- 1.2 There are a number of development plan documents within the Council's Local Development Framework which will ultimately replace all of the policies within the Council's Replacement Local Plan once they are adopted. The diagram below sets out the documents which this Council is producing. A summary of the documents within the LDF and the policies contained within them can be seen in Appendix 1.

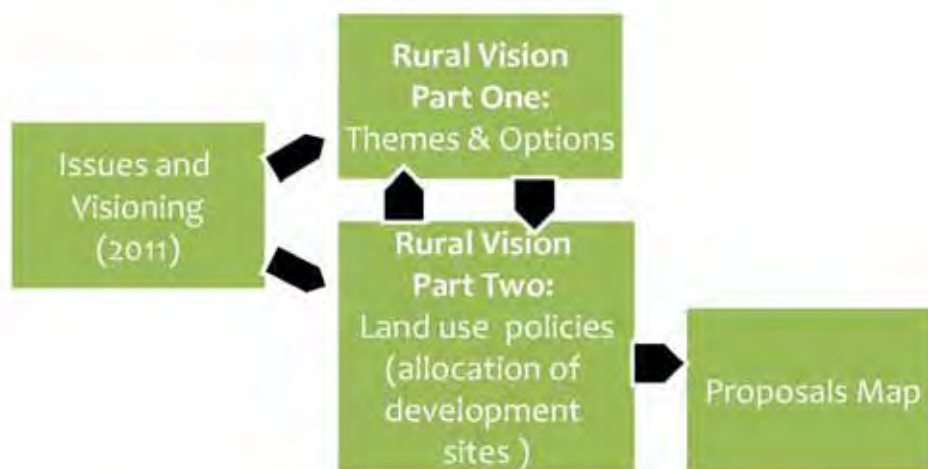
St Edmundsbury Local Development Framework



What is Rural Vision 2031?

- 1.3 This document has two main parts. The first part is seeking to establish the Council's corporate priorities and a long term vision for the delivery of services up to 2031. This section of the document is set out under the ten themes used to gather information in the Rural Vision 2031 Issues consultation which took place between March and May 2011. Within the theme sections there are a number of options for addressing the identified key issues which you can comment on.
- 1.4 This first section on themes and issues has helped to inform part two of this document which sets out the land use planning vision for the rural areas up to 2031. This section sets out the Council's vision and objectives and planning policies to allocate and guide development in the rural areas. Accompanying this part of the document is a Proposals Map Book which provides inset maps for all those villages which have settlement boundaries setting out the proposed land use designations and site allocations.

Rural Vision 2031 Preferred Options Draft: Document structure



- 1.5 This document will seek to meet 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;
- Secure a housing supply for local people at affordable levels which will help to maintain existing rural services and facilities
 - Maintain and enhance the rural area's distinctive natural and built environment and heritage
 - Create the conditions for the growth of local employment and economic activity in the rural areas

- 1.6 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.
- 1.7 This document presents the second formal opportunity for comment on the Council's Rural Vision 2031 project. The draft policies presented in this draft consultation document are a result of technical studies, work with local communities and other stakeholders, and responses received to the consultation which took place last year on the Rural Site Allocations preferred options document as well as the issues consultation on Rural Vision 2031 which took place between March and May 2011.
- 1.8 This document updates and supersedes the Rural Site Allocations Preferred Options consultation document (April 2010). The decision to do a further round of consultation on the Council's preferred options for growth in the rural areas was made in light of a number of issues. The first preferred options consultation on rural sites took place before the Inspector's report had been received into the examination of the Council's Core Strategy document. In his examining of the Core Strategy the Inspector decided to downgrade Wickhambrook, which had been identified by the Council as a Key Service Centre village, capable for taking a certain level of additional growth, to a Local Service Centre. This meant that the housing requirement in the rural areas changed and therefore needed to be revisited.
- 1.9 In addition, the change of Government in May 2010 brought a number of proposed changes to the planning system which are discussed in further detail in the section of this document on the Localism Act and Neighbourhood Plans. All of the above resulted in a need to review what was being proposed and undertake further community engagement to ensure that the vision for the rural areas meets the needs and aspirations of the communities that live and work there.
- 1.10 The policies in this document have been assessed in a Sustainability Appraisal report and a Habitat Regulations Assessment Screening (HRA) which accompany this document.

Community engagement

- 1.11 Development Plan documents have to go through a number of stages before they are finally approved as statutory planning policy for the area. We have already consulted a number of times on possible sites for development in the rural area as set out in the table below;

Table 1: Community Engagement

Document title	Dates of consultation	Comments
Site Allocations Issues and Options	November 2008 to January 2009	153 potential sites consulted on and 2,126 comments received
Site Allocations Issues and	August 2009 to	74 potential sites

Document title	Dates of consultation	Comments
Options – additional sites	October 2009	consulted on and 1,298 comments received
Rural Site Allocations Preferred Options Document	April 2010 to June 2010	32 potential sites consulted on and 488 comments received
Rural Vision 2031 – Issues Consultation	March 2011 to May 2011	Consultation on key issues and vision for rural areas. 102 comments received.

1.12 This Rural Vision 2031 consultation document follows on from, and takes into account the results of, a period of public consultation on issues between March and May 2011.

1.13 We held a number of events, meetings and drop in sessions involving parish councils, residents, interested parties and stakeholders during the Rural Vision 2031 issues consultation period. It is important to recognise that the comments received in relation to the Rural Vision issues consultation do not supersede but add to the comments already received in relation to the earlier rounds of public consultation as set out in the table above.

1.14 As part of ongoing consultation all parish councils which represent Key and Local Service Centres were invited to attend meetings with planning officers and ward members in August 2011, to talk about the issues facing the villages and to discuss their aspirations for the future growth of their areas. These meetings were well received and many of the parishes representing the 18 Key and Local Service Centres in the borough were able to attend. Summaries of the main issues raised in these meetings are set out in the village sections of this document.

1.15 The key issues which were raised in relation to the rural areas can be categorised into general comments which apply to the whole of the rural area and specific comments which relate to individual villages. This is covered in more detail in the section of this document 'Key issues and challenges'.

1.16 The Rural Vision 2031, together with other documents within St Edmundsbury Borough Council's Local Development Framework, including the adopted Core Strategy will set the spatial planning policies which will set out a shared vision for the future of our rural area.

Glossary of Terms

1.17 The preparation of LDF documents involves the frequent use of jargon and acronyms. To help understand what these mean we have included a Glossary of Terms in Appendix 2.

Getting Involved

1.18 This consultation document presents you with an opportunity to contribute to the way the rural areas will look and function in 2031. It should be recognised that this is still an early stage in developing the vision and that the

purpose of this document is to stimulate debate and invite both the public and statutory stakeholders to comment on the themes, actions and policies. The Borough Council hopes that everyone with an interest in the rural areas, including residents, businesses, employers, community organisations will take this opportunity to respond to the consultation with their views on the content of this document.

- 1.19 There is an eight week public consultation on this document which commences on 1 March 2012 and ends on 30 April 2012 during which comments can be received. Representations will not be considered if they are received after the closing date.
- 1.20 You can let us know your views by visiting the Rural Vision 2031 website at www.ruralvision.org.uk and completing the form or by completing and returning a questionnaire available from the Council Offices at West Suffolk House, Bury St Edmunds or Lower Downs Slade, Haverhill or by calling Planning Policy on 01284 757368 or by emailing ruralvision@stedsb.gov.uk
- 1.21 When making a comment it is important to be as specific as possible setting out the issue it refers to and what changes you consider should be made. Please be aware that any representations made on this document will be available for everyone to view, regardless of whether they are submitted by post or on-line.
- 1.22 Where there are groups who share a common view on an issue in the document, it would help if that group could send a single response indicating how many people it is representing and how the response has been authorised.

What happens next?

- 1.23 The responses to this consultation document will help inform the final draft Rural Vision 2031 document which the Council will submit to the Secretary of State for an independent planning examination. This next draft will be known as the proposed submission document and it will be published later in 2012 when there will be another and final opportunity for the public and stakeholders to comment.



How is this document structured?

- **Strategic Context**

This section looks at the strategic policy context and relationship of the document with other plans and strategies.

- **Profile of the Rural Area**

Sets out some key facts and statistics about the rural areas

- **Key issues and challenges**

Provides background to the Rural Vision 2031 issues consultation and the key issues and challenges arising from it.

- **Themes and Actions**

Sets out the challenges, aspirations and actions for the delivery of services in the rural areas up to 2031.

- **Vision**

Taking forward the Vision for the rural areas in the adopted Core Strategy, consultation responses and work with The Prince's Foundation, this section sets out draft aspirations for how the rural area will grow and change up to 2031.

- **Objectives**

Taking forward the objectives for St Edmundsbury in the adopted Core Strategy, consultation responses and work with the Prince's Foundation this

section outlines a set of draft objectives which will guide the growth of the rural area.

- **Localism Act and Neighbourhood Plans**

This section considers the requirements of the Localism Act and sets out a draft policy on the preparation of neighbourhood plans and neighbourhood development orders

- **Assessing the capacity of rural settlements**

Looks at the settlement hierarchy and provides background information on how village capacity has been assessed and the site selection process

- **Rural policies**

Outlines the draft general policies which will apply in the rural areas.

- **Key Service Centres – proposed allocations**

This part of the document sets out the preferred options for the larger villages in the rural area which have been defined as Key Service Centres. It details new development sites, and sets out a draft preferred policy for those villages in which we are proposing sites for development, to guide future growth.

- **Local Service Centres proposed allocations**

This part of the document sets out the preferred options for those villages in the rural area which have been defined as Local Service Centres. It details new development sites, and sets out a draft preferred policy for those villages in which we are proposing sites for development, to guide future growth

- **Infill Villages and the Countryside**

This section sets out the approach to development in the designated Infill Villages in the borough and in areas of countryside.

2. Strategic Context

Relationship with other plans and strategies

- 2.1 This document is in general conformity with national planning policy guidance and the Local Development Framework 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;

Draft National Planning Policy Framework (July 2011)

- 2.3 In July 2011 the Government published a Draft National Planning Policy Framework which aims to make the planning system less complex, more accessible and which works to promote sustainable growth. The draft guidance proposes that the planning system should be based on national policies, local and neighbourhood plans and positive development management. It suggests that an integrated approach to planning which balances planning for prosperity (an economic role), for people (a social role) and for places (an environmental role) should be adopted, with a presumption in favour of sustainable development.
- 2.4 The main implications of the Draft document are that all plans and policies should guide how the presumption in favour of sustainable development will be applied locally. The presumption will mean that neighbourhoods 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.
- 2.5 The Draft document explains that other 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.
- 2.6 The draft guidance goes on to state that in rural areas, "local planning authorities should be responsive to local circumstances and plan housing development to reflect local requirements, particularly for affordable housing." It is also emphasised that "housing in rural areas should not be located in places distant from local services." (Draft National Planning Policy Framework, paragraph 112, July 2011, DCLG).

Regional Spatial Strategy

- 2.7 The Regional Spatial Strategy was the broad spatial strategy for the region which 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 Governments' commitment to 'rapidly abolish

Regional Strategies and return decision making powers on housing and planning to local councils.' Until the implementation of the Localism Act in November 2011 the Regional Spatial Strategy was still in place, but the Council 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 these numbers should not be continued with at this time.

Suffolk Community Strategy

- 2.8 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 its 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.'

- 2.9 This Strategy has been used to assist in the identification of the themes and issues for consideration in this Rural Vision.

Western Suffolk Sustainable Community Strategy

- 2.10 The Western Suffolk Sustainable Community Strategy was particularly important in forming the vision and strategic objectives of St Edmundsbury's Core Strategy. This means that as far as possible, the vision and objectives contained in this document, which accord with the Core Strategy vision and objectives, are in conformity with the needs and aims of the local community through the Western Suffolk Sustainable Community Strategy.

Local Development Framework Core Strategy

- 2.11 The Core Strategy is a high level strategic planning framework for the whole of St Edmundsbury. Work commenced on preparing the document in 2007 and it 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. The Core Strategy identifies that;

- Sites for approximately 1600 new homes are needed in the rural areas up to 2031 to meet projected needs.
- Sites for other uses will also need to be identified during the preparation of Rural Vision 2031.
- 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 (see Core Strategy settlement hierarchy in Appendix 3).

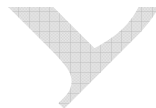
- The additional growth in the rural areas will depend on whether the natural and built environment can accommodate the development without causing harm to the environment and whether any existing or planned infrastructure can cope with the development.
- 2.12 The preparation of the Rural Vision 2031 provides an opportunity to put some flesh on these Core Strategy proposals and provide an opportunity for anyone with an interest in the rural areas to contribute to the shaping of its future.

The Replacement St Edmundsbury Borough Local Plan 2016

- 2.13 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 five years remaining, there is a need to identify the longer term planning proposals for the rural areas to meet the needs of both current and future residents. The Rural Vision 2031 will do this.

Vision 2025

- 2.14 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.”
- 2.15 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.
- 2.16 Vision 2025 now needs looking at again to see what’s changed and to extend the period that it covers. The Rural Vision 2031, Bury St Edmunds Vision 2031 and Haverhill Vision 2031 documents will do this.



3. Profile of the Rural Area

Population

- St Edmundsbury is predominantly rural. 43,200 people or 41.5% of its population live in its rural area, more than double the proportion of the population that lives in a rural area nationally.
- The population of St Edmundsbury's rural area is increasing, whilst nationally the rural population is declining.
- 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.
- The majority of the rural population live in one of the borough's eighty villages.

Homes and Communities

- In 2001 73.6% of homes in the rural area were owned by their occupants, either outright or with a mortgage, a higher proportion than in the towns.
- In 2010, the average price of properties sold in the rural area was over £300,000. House prices of 3 to 3.5 times income are generally considered affordable, but in the rural area, the ratio is 8.4.
- House prices are high while incomes are comparatively low, so that low-income families cannot compete with affluent incomers.
- In 2001 10% of homes in the rural area were privately rented and 12% rented from social landlords. The proportion rented from social landlords was much lower in the rural area than in the towns.
- Housing associations provide about 2,300 affordable homes in the rural areas.
- In July 2011, 703 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.
- The rate of fuel poverty in the rural area is 20%, higher than in the towns. The average SAP rating of rural houses is 46. (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.)
- 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, and 27.9% of vulnerable people in the rural area live in non-decent homes.

Health and wellbeing

- The rural areas provide opportunities for outdoor activities which can provide health benefits and improve quality of life.
- Many people choose to live in the rural areas for the peace and quiet and isolation it brings, however, young people can find it difficult to take part in out-of-school activity and may feel isolated; and elderly people may find it difficult to reach services just when they need higher levels of medical care.
- *Deprivation in Rural Suffolk* (OCSI, 2008) identified part of Barningham and Ampton and Timworth as being among the 10% most deprived areas in Suffolk.
- The rural population is generally older than the urban population. They may also live in older houses that are difficult and expensive to heat.
- Generally the quality of the rural environment is good, but traffic emissions are the main source of pollution, and are especially bad on the A143 at Great Barton.

Rural Travel and Transport

- Many rural roads are narrow and unsuitable for heavy goods vehicles.
- 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.
- 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.
- 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.
- The car remains the main mode of transport for people who live in the rural areas due to lack of alternatives.

Rural Jobs and Economy

- There is little local employment in the rural areas and many people either commute to jobs elsewhere or are not economically active.
- The largest rural employment sectors are business administration and support (20.1%), manufacturing (14.8%), construction (7.8%), health (7.4%), education (7.2%) and public administration (7%) (BRES, 2009).
- Large public sector employers include Suffolk County Council, which employs staff at rural schools, libraries and other facilities, and HMP Highpoint and Edmunds Hill in Stradishall.
- Large commercial employers in the rural areas include Vion meat processing in Great Wratting near Haverhill, Thomas Ridley and Co at Rougham, Excel Europ at Stanton and Morrison Utility Services in Risby.
- 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.
- There are seven rural industrial estates at Barnham, Chedburgh, Ingham, Risby, Rougham, Saxham and Stanton. Several are conversions of World War II 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.
- Only about 0.5 % of the rural workforce is employed in agriculture, forestry and farming, which translates to only 0.1% of the borough's workforce as a whole. 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.
- The proportion of people who work in the village 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.
- The unemployment rate in the rural area is lower than in the towns: 1.35% in June 2011, compared with 2.2% for the borough.

Sustainability and climate change

- The Eastern region is the driest in the UK and most rural communities rely on underground water reserves either through mains supply or private boreholes. Future water availability will have a significant impact on local food production, affecting the economics of farming and the food industry.
- 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 less heat.

Education and skills

- The rural areas are currently served by a three-tier school system. Each pyramid of schools feeds into upper schools in Bury St Edmunds or Haverhill, so all pupils in the rural area have to travel into a town to complete their schooling.
- The three-tier system is due to be reorganised into a two-tier system. This reorganisation is underway in the Haverhill area, affecting the primary schools at Wickhambrook, Cavendish, Clare, Hundon, Kedington and Thurlow, and resulting in the closure of Clare Middle School in July 2011.
- Education is a county council responsibility, although the Government has invited schools to apply for academy status, and is also inviting groups to set up free schools, neither of which are under local authority control. Clare Middle School reopened in September 2011 as a Free School; the Stour Valley Community School, serving 11-16 year olds.
- 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.
- 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 now only two middle schools, at Stanton and Ixworth.
- Over half of all rural school leavers enter sixth form, and over a third go on to some other form of higher education.
- In 2008, only 2.6% of rural school leavers became 'NEET' (not in employment, education or training).

Historic and natural environment

- The rural areas are made up of a variety of distinctive and unique landscapes including breckland and forest to the north and southern farm and estate land.
- 31 villages in the borough have conservation areas and there are nearly 2,000 listed buildings in the rural area. Listed historic parks and gardens are located at Ickworth Park, Euston Estate and Culford School.
- Many parks have both natural and historic attractions, for example, Clare Country Park, Ickworth Park and West Stow Anglo-Saxon Village and Country Park.
- 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 heath land and agricultural land and to the south is the River Stour and Dedham Vale. The council was a founder member and continues to support the work of both the Dedham Vale and Stour Valley Project Group and the Brecks Project Group to promote these two unique areas for tourism and nature conservation.
- St Edmundsbury contains five 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 a valuable natural resource which can provide open space and access links throughout the rural area, although the river valleys are often hidden and inaccessible.
- The borough has several nature conservation sites of international importance, namely The Brecks area and the Waveney and Little Ouse Valley Fens. There are sites of national importance (SSSI and NNR), again mostly in the Breckland.

Sites of local importance (mostly county wildlife sites) cover about 5% of the borough.

- St Edmundsbury has three distinct landscape areas: Breckland; the high Suffolk claylands; and the south Suffolk claylands.

Infrastructure and Services

- Rural infrastructure issues are very different to urban ones.
- Most villages do not have a general store or post office although many have a public house and a village hall or community centre.
- Most services are in the towns and public transport is infrequent, so reaching services is difficult for people without their own transport.
- Providing sewage, gas, oil and water 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.

Crime and Safety

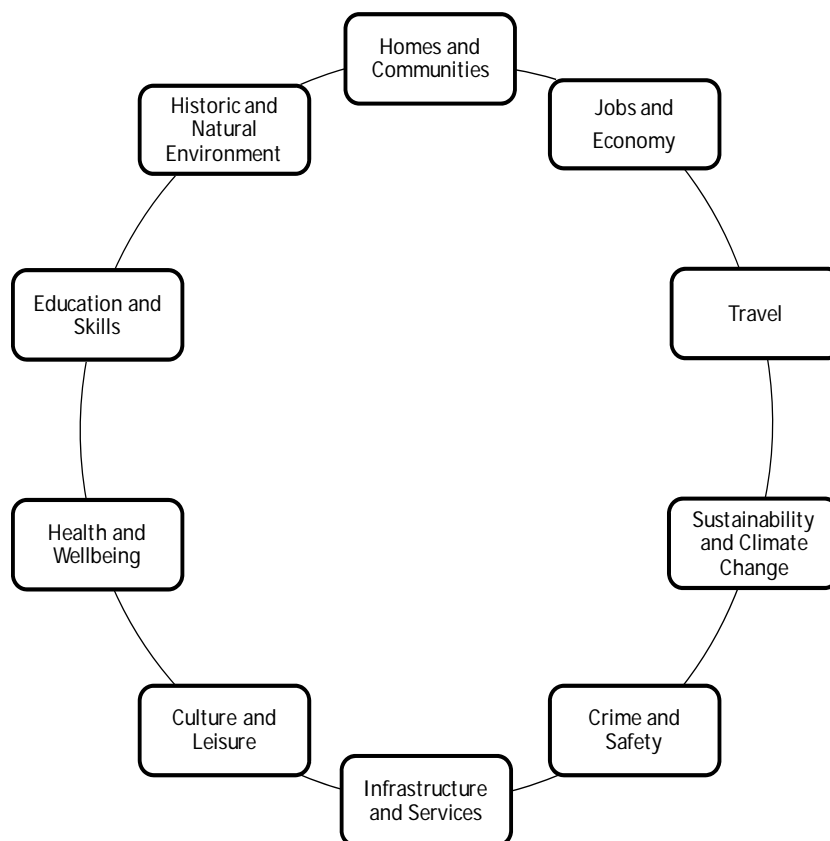
- Anti-social behaviour is an issue in some of the larger villages.
- Speeding traffic is the issue most frequently raised in the rural areas.

Culture and Leisure

- The only leisure facility managed by the borough council in the rural area is West Stow Anglo-Saxon Village and Country Park.
- The County Council runs libraries at Ixworth, Kedington and Clare. It also runs two country parks at Knettishall Heath and Clare but is currently negotiating with other organisations to take over the management of these.
- Many villages have their own village halls and community centres, sports field and play areas, most are managed by the parish council or a local community association.
- 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.
- Many of the rural villages are very attractive and draw tourists, particularly Clare and Cavendish.

4. Rural Vision 2031 – Key issues and challenges

- 4.1 During the Rural Vision 2031 issues consultation, which took place between March and May 2011, we used 10 key themes to help us gather information in relation to the key issues and challenges facing the rural areas which are set out in the diagram below;



- 4.2 Within these themes a number of issues and challenges have been identified by communities, businesses and stakeholders which will help to make up the Vision for the rural areas.
- 4.3 In addition to the public consultation The Prince's Foundation were appointed to engage with Borough Councillors and officers to build capacity in understanding how to create sustainable communities and through this identify key issues, assets and opportunities for the borough. Five potential objectives 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 for both young and the elderly;

4. 'Seats on demand' – a need to find different ways of accessing the rural areas through rural community transport schemes; and
 5. 'Looking after home and country' – a need to ensure that the countryside is enhanced through any new development by using the local vernacular.
- 4.4 Some of these issues and challenges relate specifically to rural land issues and so will be covered within the land use planning part of this document, whilst those issues and challenges which relate to other areas such as the delivery of services will form the basis of the Council's corporate priorities for the rural areas as set out in the themes section of this document.
- 4.5 Issues that relate to specific villages in the area are included in the sections on Key Service Centres and Local Service Centres.
- 4.6 A summary of the main issues and challenges coming out of the Rural Vision 2031 issues consultation, and through additional evidenced based work, in the rural areas included:

Homes and Communities

- Dealing with the needs and requirements of an ageing population;
- The delivery of new housing should meet the needs of the whole community;
- Do not build housing in isolation - consider local employment opportunities, services, community facilities and organisations;
- Build more affordable homes;
- Housing in rural areas should be based on local need;
- Build lifetime homes – housing that will adapt as people get older;
- Rural housing should be available to local people;
- Fuel poverty in rural areas due to lack of mains gas supply and high proportion of older, harder to heat homes;
- A need for community facilities to help provide local services and to bring communities together;
- Dual use of schools – maximising the use of school facilities outside of school hours.

Jobs and Economy

- Create local jobs in the rural area, particularly for young people;
- Improve broadband in rural areas;
- Build homes and jobs together in rural areas;
- Improve facilities for home working in rural areas e.g. facilitate broadband.

Travel

- Improve footways and cycleways around the rural areas to help people to move around safely without having to use a car;
- Promote community transport schemes to assist people to move around the rural areas and to the towns, particularly in the evening;
- Frequency and reliability of bus services between the villages and towns;
- Speeding traffic in rural areas.

Infrastructure and Services

- Threat to amenities like village shops and post offices;
- Inconsiderate and unsafe parking;
- Ensure that infrastructure and services are sufficient to meet the needs of the rural area.

Historic and Natural Environment

- Maintain open spaces and help communities to have a role in them;
- Preserve the rural character of the borough's villages;
- Support access to the borough's heritage.

Culture and Leisure

- Improve sports and play facilities, particularly focussed on young people;
- Improve cycle and footpath access to facilities;
- More allotments needed in rural areas.

Health and Wellbeing

- Lack of access to healthcare facilities in the rural areas.

Education and Skills

- Lack of opportunities/facilities for learning and education in the rural areas;
- Make development support the viability of rural schools, libraries and pre schools;
- Work to support the expansion of school sites, where needed, through schools reorganisation or pressure of population;
- More community use of existing school facilities.

Crime and Safety

- Design transport infrastructure to increase road safety, particularly in reducing the opportunity to break speed limits;
- Lack of police facilities in rural areas;
- Prevent urban encroachment and foster a rural feel, in order to keep villages feeling safe.

Sustainability and Climate Change

- Lack of energy efficiency in many buildings;
- Prevent unsuitable wind turbine development;
- Support sustainable transport links.

Question: Have we covered all of the issues and challenges which we need to tackle in the rural areas?

If not, what else do you think we need to address?

How do you suggest these issues are tackled?

- 4.7 These issues and challenges have helped us to formulate a number of actions for each of the themes to help address and tackle some of the issues identified. The next part of this document sets out, by theme, these actions.

Prince's Foundation Community Capital Visioning

- 4.8 To ensure that the Rural Vision consultation process was all inclusive and comprehensive, The Prince's Foundation was appointed to engage with Borough Councillors and officers to build capacity in understanding how to create sustainable communities and through this identify key issues, assets and opportunities for the borough.
- 4.9 The Prince's Foundation used its Community Capital Framework tool which builds upon the rural area's existing and potential community capital based on four dimensions; natural, social, built and financial capital, to provide a framework for achieving sustainable communities. The outcomes from this work have helped to inform the objectives and vision for the rural areas. The full report which forms background evidence to this document can be seen on the Council's website at www.stedmundsbury.gov.uk/ldf
- 4.10 In a feedback session at the end of the process all the participants discussed and prioritised the issues into the Top 6 positive assets and the Top 6 negative elements of the rural areas

Top Six Positive

- 1) Village pride and spirit (quality of community)
- 2) High quality built environment
- 3) Agricultural/ natural environment: accessible, maintained, diverse
- 4) Variety of community groups
- 5) High quality of life
- 6) Economic stability incl. tourism, resources, adjacency to Cambridge and Bury

Top six negative

- 1) Fragility of natural environment
- 2) Segmentation of demographics
- 3) Activities/ facilities/ services for everyone
- 4) Lack of affordable homes
- 5) Transport accessibility

6) Challenges of conservation (limited number of conservation areas)

Princes Foundation Vision Statements

4.11 Following the identification of the positive and negative aspects, a number of vision statements were created that would take advantage of the positives and seek to overcome the negatives. The resultant vision statements were:

- *By 2031 rural communities will have a full range of accessible goods and services valued and used by local people*
- *By 2031 awareness and education of rural livelihoods' in the countryside will be high and seen as essential to the local economy*
- *By 2031 rural communities will offer a range of housing possibilities and schemes for young people getting a foot on the housing ladder and the elderly wishing to downsize*
- *By 2031 the rural communities will have a fully operational small electric bus service run by volunteers and using local drivers*
- *By 2031 the countryside will be more beautiful, enhanced by a new generation of trees and buildings that are true to the local vernacular*

4.12 The work facilitated by the Princes Foundation has been taken into account in the preparation of this draft Rural Vision 2031 document.

Question: Do you agree with the Vision Statements arising from the work the Princes Foundation did for the Council?

If not, what would you change?

5. Themes and Actions

Introduction

- 5.1.1 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 twenty years. It tries to combine all service provision in the rural area 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 we think we need to do to achieve that vision. This first draft has been compiled after widespread consultation so that it reflects the views of local people
- 5.1.2 This Vision combines strategic service planning with land-use planning to ensure a joined-up approach shaping how the rural areas will function. Many of the actions in this section of the document will only be achieved through close and collaborative working with other partners and organisations.

Key Challenges for the Rural Area

- 5.1.3 Vision 2031 started by looking at ten different themes. The themes are very closely interlinked and their aspirations taken together add up to a vision for the rural areas. The key challenges for each theme are identified, but many of these apply to several of the themes. These challenges are:
- ◆ **An ageing population:** Nearly a quarter of the rural population is aged over 65. They may need their homes to be improved, adapted and kept warm. They are likely to need health care services. Many do not have cars and are reliant upon public transport.
 - ◆ **Broadband:** Broadband is especially important in the rural area. It enables businesses to function away from towns, it 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, however.
 - ◆ **Dual use of schools:** Maximising the use of school facilities is a recurrent theme in this document 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.
 - ◆ **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.
 - ◆ **Young people and jobs:** The local community is very concerned about whether there will be enough jobs for young people in 2031, and 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.

- ◆ **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 anti-social behaviour and promoting good health. The education section suggests that educating young people in citizenship would be a good way to start this process.

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5.2 Homes and Communities

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

5.2.2 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.

5.2.3 The steps we need to take to meet these aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. Every resident has a home that is affordable and suitable to their needs.
2. Every village has a real sense of community
3. The best use is made of existing homes.
4. All new homes are built to the 'lifetime homes' standard.

Aspiration 1: Every resident has a home that is affordable and suitable to their needs

The main challenge is to maintain delivery of new housing in a sustainable way to meet the needs of rural communities. An older population is likely to mean a higher number of residents with 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. Newly retired people can, however, be a very valuable resource for their community if they are willing to volunteer. At the other end of the scale, the ability for young people to get on the housing ladder and stay in their local community remains an ongoing challenge.

Housing affordability is a key challenge, as also are preventing and tackling homelessness, reducing deprivation and improving health and social exclusion. 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.

Proposed actions to achieve this

- ◆ At least 1,620 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.
- ◆ Work with parish councils, Suffolk ACRE and registered housing providers to deliver affordable housing in the villages where the need is greatest.
- ◆ Encourage the best use of existing family homes, by targeting new developments to meet the needs of those who wish to downsize to smaller homes without compromising on space and quality standards.
- ◆ Work with housing providers to ensure homes are allocated to those in most need.
- ◆ Ensure households in housing need receive advice about housing options.
- ◆ Expand housing advice and homelessness prevention services.
- ◆ Work with local communities to look at how new affordable homes can contribute not only to meeting housing need but also to developing jobs and services locally.
- ◆ Work with developers to ensure that new homes meet the 'lifetime homes' standard.
- ◆ Promote and facilitate self-build as an option to meet housing need in some cases.
- ◆ Work with rural residents to determine changing housing aspirations and their preferences for the future.
- ◆ Work with the county council and other partners to ensure that the specialist housing needs of older people are planned for and met.
- ◆ Build new houses with low running costs (low energy demand and low maintenance).

<p>Aspiration 2: Every village has a real sense of community</p>

The new 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.

Some form of community space 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 publically funded buildings should be considered for potential community use to maximise the investment.

Actions to achieve this

- ◆ Adopt a dual-use policy for public sector buildings.

- ◆ Encourage the multi-purpose use of village halls, e.g. as post offices, bars, healthcare surgeries, etc.
- ◆ Encourage the creation of rural community hubs with internet and childcare facilities.
- ◆ Provide support for communities to enable them to help themselves
- ◆ Enable the delivery and local management of high quality public spaces in rural communities

Aspiration 3: Make the best use of existing homes

Fuel poverty is a key issue and occurs when a household cannot afford to heat their 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 area than in the towns because the rural area has more older homes and because most villages lack a mains gas supply, so it is important to improve the thermal comfort of rural homes.

Proposed actions to achieve this

- ◆ Improve housing conditions by updating sheltered housing and bringing empty homes back into use
- ◆ Ensure that homes needing improvement are identified and occupants given the opportunity and support to bring their property up to standard.
- ◆ Encourage the reporting of empty homes and bring them back into use.
- ◆ Help vulnerable people to stay in their own homes by providing funding to help them keep their homes safe, warm and in good repair, and to adapt them if necessary.
- ◆ Help vulnerable occupants carry out minor repairs to their homes.
- ◆ Help improve the thermal comfort of homes and eliminate fuel poverty.
- ◆ People are helped to remain independent in their own homes for as long as they wish
- ◆ Enable older people to stay in their own homes by providing funding to help keep their homes safe, warm and in good repair, and to adapt them if necessary.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

5.3 Jobs and Economy

- 5.3.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'jobs and the economy'.
- 5.3.2 The key issues relating to rural jobs and the rural economy raised in consultation were encouraging more economic development and jobs in rural areas, creating and finding local jobs for young people, linking jobs and homes, and broadband.
- 5.3.3 The steps we need to take to meet these aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. Villages have local jobs and are not simply dormitories
2. New technology and digital services enables businesses to thrive in rural locations.

Aspiration 1: Villages have local jobs and are not simply dormitories

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 has made living and working in the rural areas much more expensive. Agriculture has greatly declined and the public sector has become the largest employer in the rural areas, so that cuts in public sector funding are likely to hit the rural areas disproportionately. The key economic issue for the rural areas, as consultation respondents noted, is creating more local jobs.

Proposed actions to achieve this

- ◆ Encourage farm diversification.
- ◆ Encourage development of new tourist facilities and accommodation and develop rural tourism tours and events.
- ◆ Encourage village halls to generate more business.
- ◆ Ensure that rural businesses claim their maximum rate relief entitlement.
- ◆ Ensure that rural businesses are aware of the various grant schemes.
- ◆ Identify sites for the development of new employment and safeguard existing important rural employment sites

Aspiration 2: New technology and digital services enables businesses to

thrive in rural locations

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 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 this year in both towns, but this upgrading is not extending to the rural areas.

Proposed actions to achieve this

- ◆ Continue to lobby for improved broadband.
- ◆ Encourage flexible working and better use of technology.
- ◆ Encourage more home-working.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

5.4 Travel

- 5.4.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'travel'.
- 5.4.2 Travel is far more important to people living in rural communities than it is to people living in towns because they may well have to travel to reach their places of work, schools, shops, health services and leisure facilities, rather than having such facilities locally.
- 5.4.3 If they are elderly, disabled, young or poor, they will probably be reliant on public transport. If they can afford it, they will probably travel by car, but increasing car ownership puts pressure on existing rural public transport, prompting a reduced service, which in turn encourages even higher car ownership, creating a vicious circle of public transport decline.
- 5.4.4 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.
- 5.4.5 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

In 2031 rural St Edmundsbury will be a place where:

1. People have access to jobs, education, shops and other services by sustainable and affordable transport.
2. Villages are connected by safe and attractive networks of footpaths and cycle routes.
3. Safety of all road users is improved
4. Congestion is managed and, where possible, reduced

Aspiration 1: People have access to jobs, education, shops and other services by sustainable and affordable transport

The essential problem with rural bus services is that because they serve small scattered rural communities, too few people use them to make them financially viable. There are two basic ways of addressing this issue, which are to promote the existing services to try to get more people to use them, and to develop alternatives, preferably community schemes which are 'demand-responsive' i.e. flexible services which take people from their front doors to where they want to go.

Proposed actions to achieve this

- ◆ Publicise existing bus timetables and demand-responsive services to customers.
- ◆ Promote the county council's new toolkit for community transport.
- ◆ Target the borough council's own limited rural funding at promotion and co-ordination of rural transport schemes rather than direct delivery.
- ◆ Focus bus services on main routes only, where they are viable.
- ◆ Extend the 'reach' of these bus services, in both distance and time, by encouraging new kinds of community transport schemes.
- ◆ Encourage car-sharing and sharing taking children to school.
- ◆ Investigate ways in which services can be brought to rural communities e.g. mobile libraries, leisure activities, medical services, prescription collections, etc.

Aspiration 2: Villages are connected by safe and attractive networks of footpaths and cycle routes

Better local footpaths were requested by many different villages during the spring 2011 Rural Vision consultation. Respondents related how they often had to walk along roads that had no pavements, and where the traffic though infrequent, moved quickly and posed 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.

Proposed actions to achieve this

- ◆ Encourage landowners and rural communities to create and maintain their own public rights of way.
- ◆ Lobby the county council to create pavements in villages beside roads
- ◆ 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.

Aspiration 3: Safety of all road users is improved

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.

Proposed actions to achieve this

- ◆ Encourage the county highways authority to implement environmentally sensitive safety measures on rural roads
- ◆ 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 4: Congestion is managed and, where possible, reduced

The use of the car in the rural area is expected to remain vital for day-to-day life. 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 along these routes has resulted in a number of detrimental environmental impacts, including congestion and poor air quality.

Proposed actions to achieve this

- ◆ Encourage the county council to reduce congestion in settlements in the rural area through road improvements and, where feasible, the construction of bypasses
- ◆ Identify ways of reducing areas of poor air quality on the road network and ensuring that air quality does not deteriorate in the area.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

5.5 Sustainability and Climate Change

- 5.5.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'sustainability and climate change'.
- 5.5.2 The rural areas, like the town, 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 implications, both positive and negative, for residents and businesses in the rural areas.
- 5.5.3 Many of the views expressed during consultation highlighted 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 communication links. The precise vision is different for each village, but most respondents wanted their villages to be 'sustainable'.
- 5.5.4 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. Carbon emissions are being reduced at a rate greater than Government targets.
2. Both new developments and existing buildings have high environmental standards and standards of resource efficiency.

Aspiration 1: Carbon emissions are being reduced at a rate greater than Government targets

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.

Proposed actions to achieve this

- ◆ Offer grants and secure other sources of funding and help for residents, community groups and businesses to improve the environmental performance of their properties.
- ◆ Increase the advice available to residents and businesses on sustainable construction and building improvements.
- ◆ Set sustainable construction standards above current minimum requirements.
- ◆ Set stringent CO₂ emission standards for new development.
- ◆ Require onsite/local renewable/low carbon energy generation in new development.

- ◆ Require developers to take account of the lifetime impact of their development on the local community and the environment when submitting proposals.

Aspiration 2: Both new developments and existing buildings have high environmental standards and standards of resource efficiency

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 (e.g. wood) for local consumption. Concern was expressed during the consultation about siting wind turbines in the borough. On the one hand, the UK needs to develop a mixed energy strategy to ensure there is sufficient power for homes and industry.

On the other hand, the current generation of wind turbines can be noisy and over-dominant in the landscape, and there is currently a lively debate about how much power they actually generate. The Borough Council needs to be sensitive to people's concerns about turbines.

Proposed actions to achieve this

- ◆ Allow certain types of renewable energy/low carbon generation to be treated as permitted development.
- ◆ Encourage the use of lower grade agricultural land, e.g. for growing energy crops (plants used to make bio-fuels or burnt to generate energy or heat.)
- ◆ Support community ownership of local energy generation and use.
- ◆ Choose wind-turbine sites with care and consideration. (Planning policy guidance on wind turbines is contained in the Joint Preferred Options Development Management DPD)
- ◆ Using planning policy and working with external agencies, facilitate the potential for all homes and businesses to secure, affordable, low-carbon energy supplies and benefit from local renewable energy generation

Links with other themes

Sustainability and climate change issues need to be considered in conjunction with most if not all of the other themes in Vision 2031, and 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.

Do you agree with our aspirations for sustainability and climate change?

Do you agree with the actions we propose to take to achieve our aspirations?

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5.6 Crime and Safety

- 5.6.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'crime and safety'.
- 5.6.2 Suffolk benefits from low rates of crime and anti-social 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. 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.
- 5.6.3 The rural area surrounds Bury St Edmunds and Haverhill and borders Norfolk, Essex and Cambridgeshire, which can result in transference of crime from other areas e.g. burglary and building and lead thefts. Anti-social behaviour is complained of in some of the larger villages but speeding is the issue most frequently raised.
- 5.6.4 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 area is 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.
- 5.6.5 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. Residents both feel safe and are safe.
2. Levels of crime and disorder are low.
3. Villages identify the crime and safety issues which matter to them and lead the response.

Aspiration 1: Residents both feel safe and are safe
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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.

Proposed actions to achieve this

- ◆ Encourage good communication between local people and agencies involved in rural community safety, such as Neighbourhood Watch, Farmwatch and parish councils.
- ◆ Offer advice and support to local people to engage with young people, making sure that the type of engagement meets the needs of young people: 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.
- ◆ Encourage school and community projects addressing issues such as vandalism and littering.
- ◆ Look at crime prevention in its widest sense, starting with good design to remove the opportunities for crime, and including practical solutions to protect property, community facilities, space for people of all ages to get out of their homes and be active, and fostering strong communities which can address local issues.
- ◆ Encourage local people to take collective responsibility for keeping their village safe.

Aspiration 2: Levels of crime and disorder are low
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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.

Proposed actions to achieve this

- ◆ Promote understanding between the generations so that older people do not perceive young people as a threat simply because they are out on the street, and young people recognise that congregating in large groups can be seen as intimidating.
- ◆ Encourage the local media, community groups and partners to put out positive community safety messages.
- ◆ Work with partners and the community to dispel myths, for example, that all young people cause a problem.

Aspiration 3: Villages identify the crime and safety issues which matter to them and lead the response
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- ◆ Involve parish councils and local people in combating crime and finding solutions to issues which are of concern locally
- ◆ Adopt a practical 'problem solving' approach to issues, in which local people help identify issues and propose local solutions: for example, if speeding is

seen as an issue, local people can be trained to conduct speed tests, which will both establish the extent of the problem and act as a deterrent.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

DRAFT

5.7 Infrastructure and Services

- 5.7.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'infrastructure and services'.
- 5.7.2 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 40% of the population is scattered over 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.
- 5.7.3 The Government are 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 by 2014.
- 5.7.4 An Infrastructure Delivery Plan (IDP) was produced for the Core Strategy (adopted 2010) to set out how infrastructure requirements would be met. An IDP will be produced for the next and final stage of public consultation on this document.
- 5.7.5 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. The provision of infrastructure and services meets the needs of villages.
2. Infrastructure provision is visually unobtrusive.
3. Fast broadband is available to residents and businesses.
4. Water supplies are of good quality, readily available and used wisely.
5. Development is protected from flooding.

Aspiration 1: The provision of infrastructure and services meets the needs of villages

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 sewage system and relies upon shared or individual private sewage treatment apparatus.

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 Coupals Close, Haverhill. Another site at Ingham was recently closed. The county council plans that by 2026, 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 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. The alternative is sorting material after collection, which reduces the potential for error, but would require specialised equipment, may increase contamination and may significantly increase sorting costs.

National Grid supplies gas in the rural area. Bardwell, Barningham, Cavendish, Clare, Great Barton, Hundon, Ixworth, Kedington 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 twenty years. Gas can be supplied in the form of liquid petroleum gas (lpg), either through individual bottles or a shared neighbourhood supply.

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.

Proposed actions to achieve this;

- ◆ Support external agencies in the maintenance and improvement of the existing sewerage system.
- ◆ Work with manufacturers to reduce unnecessary packaging.
- ◆ Provide a collection service for domestic bulky waste from rural areas, with the additional cost being passed onto householders.
- ◆ Encourage shared neighbourhood LPG provision.
- ◆ Ensure that any new development makes adequate provision for the sensitive provision of electricity sub-stations to meet demand.

Aspiration 2: Infrastructure provision is visually unobtrusive.
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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.

Proposed actions to achieve this;

- ◆ Use planning policy effectively to locate new infrastructure with minimal visual impact on the surrounding environment

Aspiration 3: Fast broadband is available to residents and businesses

Broadband infrastructure is being improved in the towns but this is not 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 educational and business purposes.

Proposed actions to achieve this;

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

Broadband provision in the rural area is considered in further detail in the section on 'Jobs and Economy'.

Aspiration 4: Water supplies are of good quality readily available and used wisely.

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

Proposed actions to achieve this

- ◆ Support Anglian Water's programme of managing water and reducing mains leakage.
- ◆ Encourage rainwater capture and grey water recycling.

Aspiration 5: Development is protected from flooding.

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 the riparian owners fail to maintain ditches, this can result in localised flooding, or diversion of water onto roads.

Proposed actions to achieve this

- ◆ Locate all new development away from areas at greatest risk from flooding.
- ◆ Design development to accommodate flooding and make efficient use of land.
- ◆ Design development to capture run-off water and re-use it.
- ◆ Encourage riparian owners to maintain the ditch network.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

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5.8 Culture and Leisure

- 5.8.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'culture and leisure'.
- 5.8.2 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. The only leisure facility managed by the borough council in the rural area is West Stow Anglo-Saxon Village and Country Park. The country council runs libraries at Ixworth, Kedington and Clare. It also runs two country parks at Knettishall Heath and Clare but is currently negotiating with other organisations to take over the management of these. 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 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.
- 5.8.3 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. A wide range of world class facilities and services will be provided that continually meet the aspirations of residents and visitors.
2. Through active participation in Cultural and Leisure activities residents in the Borough are the healthiest in the Country; thus bringing social and economic benefits to all sectors of the population, promoting health, offering solutions to antisocial behaviour and helping to protect the environment.
3. Local groups continue to work together to offer cultural and leisure activities.
4. Cultural and leisure activities are provided at the lowest possible cost and offer the best possible value.

<p>Aspiration 1: A wide range of world class facilities and services will be provided that continually meet the aspirations of residents and visitors.</p>

The key challenge in the rural areas is offering a 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.

Proposed actions to achieve this

- ◆ Help rural communities apply for grants from other organisations towards leisure facilities and activities.
- ◆ Ensure better dual use of current leisure facilities, e.g. at schools, so that they can be easily utilised 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.
- ◆ Work with partners and stakeholders to provide Cultural and leisure services that better provide for the rural areas
- ◆ Develop a range of Cultural and Leisure services that can be taken into the community.

Aspiration 2: Through active participation in Cultural and Leisure activities residents in the Borough are the healthiest in the Country; thus bringing social and economic benefits to all sectors of the population, promoting health, offering solutions to antisocial behaviour and helping to protect the environment.

Leisure and cultural services play an important part in improving the local quality of life: promoting rural tourism; promoting social cohesion; promoting good health in every sense: physical, emotional and mental, and helping to combat obesity through physical activity; bringing people together and creating a sense of belonging to a distinctive local community; and caring for the environment through parks, green spaces and countryside stewardship.

Many villages are concerned about anti-social behaviour and think more facilities and activities for young people will help combat it. Many rural residents have a particular interest in the environment and are willing to take part in projects to manage and improve the environment.

There are marked difference between the age profile of the rural areas and that of the towns: in the rural areas only 27% of the population is under 24 compared with 33% in Haverhill. This situation is reversed for those aged over 65 where 24% of the rural population is in this age group compared to only 17% in Haverhill. It is important that the leisure needs of the elderly 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.

Proposed actions to achieve this

- ◆ Ensure better dual use of current leisure facilities, e.g. at schools, so that they can be easily utilised by the community
- ◆ Work with partners and stakeholders to provide cultural and leisure services that better provide for the rural areas and help to combat antisocial behaviour issues
- ◆ Develop a range of cultural and leisure services that can be taken into the community.
Encourage , train and work with local groups in environmental stewardship.
- ◆ Work with villages and accommodation providers to maximise their tourism potential.

Aspiration 3: Local groups continue to work together to offer cultural and leisure activities.

Informing people about leisure activities is difficult in towns and even harder in rural areas. New technology is particularly helpful, as in most areas of rural life. Parish councils and rural voluntary groups often have their own information networks too.

Proposed actions to achieve this

- ◆ Invest in Information Technology to ensure that the needs of the rural communities are fully understood.
- ◆ Maximise the opportunities from social media to target rural communities.

Aspiration 4: Cultural and leisure activities are provided at the lowest possible cost and offer the best possible value.

It is particularly relevant, given the current state of the economy, to look at ways of providing cultural and leisure activities in the most cost effective and efficient way.

Proposed actions to achieve this

- ◆ Work with partners and stakeholders to develop innovative ways of providing leisure and cultural activities
- ◆ Consult with rural areas on what they want and work with them to achieve these aims

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

5.9 Health and Wellbeing

- 5.9.1 This section looks at our aspirations for how St Edmundsbury will look and feel in 2031 in terms of 'health and wellbeing'.
- 5.9.2 Health is about much more than being free from illness. Its wider determinants include 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 well-being.
- 5.9.3 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. Service centres are vibrant hubs of activity with health services and activities.
2. A good quality rural environment helps to enhance people's lives and support a sustainable rural economy.
3. We provide adequately for the needs of an ageing population.

Aspiration 1:	Service centres are vibrant hubs of activity with health services and activities.
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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 no local health services. Greater emphasis upon prevention may decrease the need for treatment in the long run.

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.

Proposed actions to achieve this

- ◆ Encourage debate about how healthcare resources are best deployed in rural areas.
- ◆ Exploit advances in technology, both to support elderly people and more generally.
- ◆ Ensure that health bodies develop a coherent approach to preventative measures and promoting wellbeing in rural areas.
- ◆ Engage voluntary and community groups in the local delivery of healthcare.
- ◆ Plan to change health provision as the population changes.
- ◆ Safeguard existing health facilities in rural areas

- ◆ Maximise the use of existing facilities such as village halls for health-related activities.
- ◆ Encourage schools to establish patterns of healthy exercise.
- ◆ Encourage sports clubs to enable people of all ages to keep active.
- ◆ Ensure residents have access to health information and support and the opportunity to participate in sport and leisure activities.

Aspiration 2: A good quality rural environment to help enhance people’s lives and support a sustainable rural economy.

The quality of the environment is a key determinant of health: a good quality environment can help enhance people’s lives and support a sustainable economy.

Proposed actions to achieve this

- ◆ Address environmental issues affecting residents’ lives.
- ◆ Ensure that environmental impacts are properly considered for all new developments, attaching conditions to mitigate the impact where appropriate.
- ◆ Work with highway engineers to reduce traffic congestion and improve air quality.
- ◆ 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.

Aspiration 3: We provide adequately for the needs of an ageing population

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 also need opportunities to socialise, for example, day centres and lunch clubs, and an increasing numbers of carers will need support. Those reliant on public transport need help to access services.

Proposed actions to achieve this

- ◆ Use village halls as hubs for services for elderly residents.
- ◆ Encourage self-help and volunteering to help provide services for older people.
- ◆ Support affordable community transport initiatives.
- ◆ Encourage the use of mobile facilities to deliver health and support services.

Providing for the needs of ageing population is also considered in the ‘Culture and Leisure’ section of this document.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

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5.10 Education and Skills

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

5.10.2 Education and skills were not seen as a high priority by respondents to the Rural Vision 2031 consultation. Comments generally focussed on the size and viability of rural primary schools. Educational attainment at rural schools in the rural area is comparable with national and county averages.

5.10.3 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. Local schools are successful and educational attainment exceeds national averages.
2. Existing schools are supported through a period of change and efficient use is made of vacant school sites
3. School facilities are of a high standard and fulfil a wider community role.
4. Schools raise aspirations and create the workforce of the future.
5. Residents have easy access to schools, further education opportunities and vocational and technical training.

Aspiration 1:	Local schools are successful and educational attainment exceeds national averages.
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The County Council is responsible for providing education services across the borough. Educational attainment in the rural areas is generally very good and it is important that this is maintained, and, where needed, improved.

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 behaviours from an early age.

Proposed actions to achieve this

- ◆ Work with the county council and schools to encourage and facilitate high educational attainment
- ◆ Work with schools, employers and communities to create responsible citizens, fulfilling the aspirations set out in other Vision 2031 chapters.

Aspiration 2:	Existing schools are supported through a period of change and efficient use is made of vacant school sites
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The size and viability of rural primary schools was the main issue raised by Vision 2031 respondents. The St Edmundsbury Core Strategy identifies a need for approximately 1600 new homes in the rural area by 2031. 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. Reorganisation may leave some school sites vacant and available for other educational or community uses. 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, 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.

Proposed actions to achieve this

- ◆ Encourage development that supports the viability of existing rural schools.
- ◆ Discourage development that puts undue pressure on existing schools.
- ◆ Work with the county council and community groups to ensure that suitable educational or community uses are found for vacant school sites.
- ◆ Work with the county council to ensure that remaining schools are able to take on additional year groups as a result of schools reorganisation.
- ◆ Find new sites for existing schools, or upgrade their existing sites.

Aspiration 3:	School facilities are of a high standard and fulfil a wider community role.
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Many schools have facilities such as playing fields and school halls which are underused 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.

Proposed actions to achieve this

- ◆ Work with the County Council and local schools 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'.

Aspiration 4:	Schools raise aspirations and create the workforce of the future.
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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 rural area who are not in education, employment or training (NEET) is 3.4%, far lower than the borough average of 7.3% (April 2011). Whilst this is very low, it masks some stark variations. In Kedington, the rate is much higher, at 10.9% and Hundon also has a relatively high rate at 7.7%. 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 young people, 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.

Proposed actions to achieve this

- ◆ Work with local employers to improve the information about work received by school pupils, for example through the county council's aspiration escalator model.
- ◆ Promote awareness of apprenticeship schemes in schools, improve existing schemes and increase the number of employers taking on apprentices.

<p>Aspiration 5: Residents have easy access to schools, further education opportunities and vocational and technical training.</p>

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 area is high, but the borough council would still wish to see a reduction in the number of journeys to school undertaken by car.

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. 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.

Proposed actions to achieve this

- ◆ Build new schools in locations that limit the travelling distance for pupils.
- ◆ Create safe routes to schools that encourage walking and cycling.
- ◆ Require schools to have green travel plans to encourage their pupils not to travel to school by car.
- ◆ Work with partners to improve access to adult learning courses in the rural areas, particularly for sectors that have potential for growth over the next twenty years.
- ◆ Work with organisations such as the Eastern Enterprise Hub to develop the skills needed to run third sector organisations.
- ◆ Ensure that skills training meets the needs of a rapidly changing economy

<p>Do you agree with our aspirations?</p>
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<p>Do you agree with the actions we propose to take to achieve our aspirations?</p>
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5.11 Historic and Natural Environment

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

5.11.2 The historic and natural environment of rural St Edmundsbury is of an outstandingly high quality. It gives the rural area its unique character and is both a valuable amenity for residents and an increasingly important tourist attraction. Consultation respondents wanted to retain rural character and picturesque views and to improve agricultural land for wildlife. They had concerns about the future of country parks and losing open spaces in villages to development, whilst recognising that a balance had to be struck between providing new homes and protecting the countryside. Respondents used expressions such as 'distinctive', 'retain identity of rural settlements', 'rural idyll', 'to be much like it is now', 'tranquil' and 'preserved'.

5.11.3 The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

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

1. The historic and natural environment is protected, maintained and enhanced.
2. The new pressures on the countryside are managed and new development is in keeping with and respects the unspoilt rural environment.
3. Access to the countryside is improved and enhanced

Aspiration 1:	The historic and natural environment is protected, maintained and enhanced.
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The rural character of St Edmundsbury is important to both rural and urban residents, although most urban residents view the countryside only whilst travelling through it, whilst 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.

Proposed actions to achieve this

- ◆ Complete appraisals for the rural conservation areas to identify their special qualities.
- ◆ Develop other initiatives, such as events and competitions, to increase understanding of the environment.
- ◆ Work more closely with local amenity groups to protect the environment
- ◆ Form stakeholder focus groups to implement conservation area management plans and other environmental enhancement projects.
- ◆ Ensure that new development protects and enhances assets of local design, cultural, historic and conservation importance and landscape character.

- ◆ The historic and natural environment is promoted to increase understanding and appreciation and to maximise tourism potential.

Aspiration 2:	The new pressures on the countryside are managed and new development is in keeping with and respects the unspoilt rural environment.
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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.

It is also important the design of new development is in keeping with its 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 which will give more certainty to local communities around what will be developed.

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 reside rather than a place to live and work. The demand for 'lifestyle' housing in the rural area 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.

Proposed actions to achieve this

- ◆ Strengthen policies to protect and enhance the environment in the development management process.
- ◆ Ensure that new green infrastructure connected to and complementing the existing network is integral to all new development.
- ◆ Encourage rural diversification and employment, such as markets, fayres and other outlets for rural crafts and produce.
- ◆ Maintain and improve the sustainability of rural villages.
- ◆ Use planning policy to ensure that development is in keeping with and respects the unspoilt rural environment.
- ◆ Ensure that new development has a high standard of design reflecting local rural characteristics.

Aspiration 3:	Access to the countryside is improved and enhanced
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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.

Proposed actions to achieve this

- ◆ Upgrade and link existing rights of way
- ◆ Work with landowners to improve the footpath and cycle network.
- ◆ Create new corridors for people and wildlife, also linking to historical sites.
- ◆ Link elements such as woodlands, wood pasture, heathland and wetland habitats.

Do you agree with our aspirations?

Do you agree with the actions we propose to take to achieve our aspirations?

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Vision 2031 Land Use Policies

6. Rural Vision

- 6.1 A rural wide Vision has been developed which is based on the spatial vision in the adopted Core Strategy, the issues and challenges identified in relation to the Rural Vision 2031 Issues consultation which ran from March to May 2011, and the aspirations identified in the themes and actions section of this document. The Vision has also been informed by the work The Prince's Foundation undertook with the Council in the autumn of 2011. The Vision seeks to identify how the rural area will grow and positively change over the plan period to 2031.
- 6.2 The Core Strategy contains a vision for St Edmundsbury which has close regard to the Western Suffolk Local Strategic Partnerships objectives in view of the absence of an overall vision in the Western Suffolk Sustainable Community Strategy. The main part of the Core Strategy vision which relates to the rural areas states;

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.

St Edmundsbury Core Strategy, Vision for St Edmundsbury

- 6.3 It is important that a vision for the rural areas is established as part of the Rural Vision 2031 land policy document. It should not supersede but should complement and add a more local dimension to the Core Strategy vision above.
- 6.4 The draft vision for the rural areas has been derived from the local evidence based documents used to help inform this document along with the responses received in relation to the Rural Vision 2031 issues consultation between March and May 2011. The draft Rural Vision is as follows;

The Vision for the rural areas of St Edmundsbury by 2031:

In the rural areas of St Edmundsbury, well designed, safe and integrated sustainable new residential communities will provide appropriate housing to meet the needs of the local people.

The rural areas will have a range of thriving and accessible local rural services, community, leisure and cultural facilities and open spaces and will be well connected to Bury St Edmunds and Haverhill.

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.

- 6.5 Achievement of the Vision will require working closely with key organisations and agencies operating in the borough. 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 then rural areas.

**Question: Do you agree with the draft vision for the rural areas?
Have any elements been missed out which you feel should be included in the vision?**

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7. Rural Objectives

- 7.1 A set of draft objectives have been developed which sets the context for delivering the draft spatial vision, policies and proposals in the Rural Vision 2031 document. The objectives will also provide a framework for monitoring performance.
- 7.2 The draft objectives have been developed taking into account the strategic spatial objectives identified in the adopted Core Strategy (Appendix 4), background research, the issues and priorities identified in response to the Issues consultation between March and May this year and the Council's vision for the rural areas. The draft 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 draft objective.

Objective 1

To meet the housing needs of the rural areas with a particular emphasis on the provision of affordable homes 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

(CS:B)

Objective 3

Encourage and support the provision of infrastructure such as broadband, to support local rural enterprise and the economy

(CS:B)

Objective 4

Provide a level of development which helps to maintain and enhance the existing base of community services and facilities appropriate to the requirements of individual villages

(CS:C, E)

Objective 5

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 6

To ensure development is located on sites well related to the existing settlement, services and facilities to help reduce the need to travel by unsustainable means

(CS:F)

Objective 7

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 8

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

Objective 9

To ensure that development is built to high standards and addresses sustainability issues including climate change adaptation, carbon emissions reduction, renewable energy provision, waste reduction, recycling and reuse and water efficiency.
(CS:J)

Objective 10

To ensure residents have access to schools, further educational opportunities and vocational and technical training.

Question: Do you agree with the draft objectives for the rural areas?

Question: Taking into account the fact these rural objectives must not repeat the Core Strategy objectives (See Appendix 4), do you think any elements been missed out of the objectives which you feel should be included?

8. Localism Act and Neighbourhood Plans

- 8.1 Since the Coalition Government took power in May 2010 a number of changes have been made, and are still being proposed, to the planning system under the introduction of the Localism Act, which received royal assent in November 2011. The key issues which will affect the delivery of a rural vision in St Edmundsbury are outlined below;
- The abolishment of Regional Spatial Strategies and return of decision making powers on housing and planning to local councils;
 - Revisions were made to PPS3 that involved the removal of garden land from the definition of previously developed land (Annex B) and also the removal of the national indicative minimum density for housing of 30 dwellings per hectare (para 47);
 - The publication of a draft new national planning policy framework (July 2011) which will shorten and simplify the current series of national planning policy guidance notes;
 - The intention to allow communities to have more power on what type and level of development takes place in their area including the Community Right to Build mechanism, Neighbourhood Development Orders, and working with the local council on the preparation of Neighbourhood Plans.

Neighbourhood Plans

- 8.2 The Government has announced that neighbourhood planning will give people greater ownership of plans and policies that affect their local area. At present the indicative arrangements for the preparation of a neighbourhood plan will mean that if they meet certain criteria and can demonstrate the support of more than 50 per cent of the community in a referendum such a plan can be prepared.
- 8.3 The Government anticipates that greater involvement of the community will lead to an overall increase in development compared with current levels of development and this new development will be in line with local needs. Emerging guidance from the Government on the production of neighbourhood plans states that;
- “..in order to guarantee that neighbourhood planning cannot lead to a lower rate of growth, a neighbourhood plan will only be able to advocate an equal or greater quantity of growth in housing or economic development than is established in the development plan.”
(Localism Bill: neighbourhood plans and community right to build, Impact assessment, DCLG, January 2011)
- 8.4 The intention is that a neighbourhood plan would be established within the context of the Council’s development plan (such as the adopted Core Strategy and the Rural Vision 2031 land use planning document) and within parameters defined in national planning policy.
- 8.5 The Localism Act also requires that neighbourhood plans are in "general conformity" with the strategic elements of the development plan. The

"strategic elements" will be defined through the National Planning Policy Framework, a draft of which was published in July 2011.

- 8.6 Neighbourhood Plans are currently being trialed by 40 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. (DCLG, June 2011). Further details on the level of detail to be expected in such plans are outlined below;

What is a Neighbourhood Plan?

- A neighbourhood plan can set out clearly the nature of the development that is and is not anticipated and, where a development proposal is shown to be in general conformity with that neighbourhood development order, planning permission is automatically granted without the need for a planning application.
- With specific regard to housing, a neighbourhood plan would be able to identify the specific site or broad location, specify the form, size, type and design of new housing.
- Neighbourhood plans will be able to specify the nature of the development anticipated.
- The existence of the neighbourhood plan should therefore increase certainty for developers.
- Developers will be able to approach neighbourhood communities with an offer of financial support to promote a neighbourhood plan which explicitly identifies a specific development proposal of the kind that the developer would wish to take forward.

Localism Bill: Neighbourhood Plans and Community Right to Build, Impact assessment, DCLG, January 2011.

- 8.7 There may be some villages in the borough which would like to proceed with the preparation of neighbourhood plans, therefore it is important that we make provision for this within the rural vision document. A draft policy, setting out the parameters within which neighbourhood plans could be prepared, is proposed below;

Policy RV1 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 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

**Question: Do you agree with the draft policy for neighbourhood plans for the rural areas?
If not, please set out any changes you would like to see.**

DRAFT

9. Assessing the Capacity of Rural Settlements

- 9.1 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 of the document, which sets out a strategy for the rural areas.
- 9.2 Policy CS1 of the Core Strategy Submission document sets out a framework for environmentally sustainable growth of the borough. The policy sets out the proposed housing distribution across the borough which for rural areas is as follows;

Table 2: Core Strategy Policy CS1: St Edmundsbury Spatial Strategy (Rural Areas)

Core Strategy Policy CS1: St Edmundsbury Spatial Strategy (Rural Areas)							
Rural Area	Already built 2001-2009	Currently permitted (April 2009)	Remaining Local Plan allocations rolled forward	Other potential *	Rural wind fall	Total	Percentage of borough growth
Key Service Centres	592	245	240	565	325	2212	14%
Local Service Centres			35	200			
Infill Villages				10			

* Figures in this column are rounded and include large sites that have gained planning consent since 1 April 2008; are included in approved development briefs or master plans; or are identified in the Strategic Housing Land Availability Assessment

- 9.3 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. 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 3 and map below.

St Edmundsbury Borough Settlement Hierarchy



- 9.4 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.
- 9.5 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 preferred site allocations which also includes recreational open space and employment allocations. These issues are covered in the "Rural Policies" section of this document.

Evidence Base and constraints and opportunity mapping

- 9.6 The site appraisal process and the identification of opportunities and constraints was covered in the Rural Site Allocations Preferred Options document (April 2010) which provides background evidence to the Rural Vision 2031 document.
- 9.7 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 since the publication of the April 2010 document and is now available in the 'Rural Vision 2031: Opportunities and Constraints' document which is supporting evidence to the allocations made within this document. This document is available on the Council's website at <http://www.stedmundsbury.gov.uk/ldf>
- 9.8 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 <http://www.natureonthemap.org.uk>. 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.
- 9.9 Wildlife surveys have been undertaken by Suffolk Wildlife Trust for all of the potential sites consulted on in the Rural Site Allocations Preferred Option document (April 2010) to ascertain whether there are any important species of flora or fauna present which should be protected. The full report can be seen at <http://www.stedmundsbury.gov.uk/sebc/live/Studies.cfm> The information obtained from the surveys has been used to help determine the revised set of sites to be included in the Rural Vision 2031 document. In a few instances new sites are being proposed that have not yet had wildlife surveys, these will be undertaken before the final round of consultation on the Submission version of the Rural Vision 2031 document takes place in 2012.
- 9.10 In addition to the above, over the last few years a broad evidence base has been established to support the production of the Local Development Framework. A list of the main studies which were used to help develop and which support this Rural Vision document are set out in Appendix 5. Many of these studies are available on the Council's website at <http://www.stedmundsbury.gov.uk/sebc/live/Studies.cfm>

Suitability and availability of sites

- 9.11 An important consideration in consulting on preferred sites is that they are suitable, available and achievable as set out in Planning Policy Statement 3 – Housing (2011). This approach was used to determine those sites included in the Council's 2010 Strategic Housing Land Availability Assessment (SHLAA) and has been used as a tool to assist in the decision making process for determining the Council's preferred sites. The draft National Planning Policy Framework is proposing that this approach to determining sites is still followed. The guidance states that in order for sites to be developable they must be:

Suitable - the site offers a suitable location for housing development and would contribute to the creation of sustainable mixed communities.

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.

Achievable - there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the ability of the developer to complete the housing over a particular time period.

- 9.12 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 that do lie on the edge of a Housing Settlement Boundary, but 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.
- 9.13 Reasons for discounting sites which have been submitted to the Council are included in the 'Discounted Sites' document and within the Sustainability Appraisal which accompanies this document. These documents provide supporting evidence to this document and can be viewed on the Council's web site at <http://www.stedmundsbury.gov.uk/ldf>
- 9.14 The Rural Sites Allocations Preferred Options document (April 2010) proposed 32 sites in Key and Local Service Centres for residential development. The comments received in relation to this consultation have been analysed alongside other factors, including the direction of growth as set out in the adopted Core Strategy, the LDF evidence base (See Appendix 5), the emerging Localism Bill and further engagement which has taken place with parish councils of the Key and Local Service Centres during summer 2011.
- 9.15 This has resulted in some changes being made to the allocations which were proposed in villages in the Rural Site Allocations Preferred Options document (April 2010) which can be seen, with reasons for the changes, in the village sections 11 and 12 of this document.
- 9.16 A table of those sites in the previous Rural Allocations Preferred Options document which are no longer being proposed can be seen in Appendix 6.

Phasing of development sites

- 9.17 It is important that some indication is given of the likely timeframe for when sites will come forward to ensure phased development in the rural areas across 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 introduced as follows;

- Short term (development can come forward after the adoption of this document. This is likely to be in 2013, following another round of public consultation in 2012, and an Examination by an independent planning inspector).
- Medium term (development likely to be after 2021)
- Long term (development likely to be after 2026)

Question: Do you agree with the phasing periods set out above? Do you feel these periods will allow enough flexibility for the delivery of development in the rural areas?

Preferred housing sites

9.18 The above process has resulted in a total of 22 housing sites being identified in Key Service Centres and Local Service Centres as follows;

Key Service Centres	Number of sites	Number of dwellings short term (after plan adoption)	Number of dwellings medium term (after 2021)	Number of dwellings long term (after 2026)	Totals
Barrow	3	29	150		179
Clare	3	60	139		199
Ixworth	3	90	80	-	170
Kedington	2	65	40	-	105
Stanton	1	90	-	-	90
KSC Totals		334	409	-	743
Local Service Centres					
Bardwell	-	-	-	-	-
Barningham	1	20	-	-	20

Key Service Centres	Number of sites	Number of dwellings short term (after plan adoption)	Number of dwellings medium term (after 2021)	Number of dwellings long term (after 2026)	Totals
Cavendish	1	10	-	-	10
Chedburgh	1	-	-	10	10
Great Barton	1	20	20	-	40
Great and Little Thurlow	-	-	-	-	-
Great and Little Whelnetham	1	10	-	-	10
Hopton	1	-	25	-	25
Hundon	-	-	-	-	-
Ingham	1	22	-	-	22
Risby	1	20	-	-	20
Rougham	1	12	-	-	12
Wickhambrook	1	22	-	-	22
Totals	10	136	45	10	191
Grand Totals	22	470	454	10	934

9.19 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 Proposals Map book.

Proposed amendments to village inset maps

- 9.20 We are proposing some amendments and deletions to the current Replacement Local Plan village inset maps. The areas being proposed for amendment include the following;
- Village Housing Settlement Boundary reviews to take account of the new proposed site allocations and to address anomalies in the current maps in the Replacement Local Plan
 - Removal of 'areas subject to planning restrictions' designations on inset maps following the deletion of Local Plan policy DS3 upon the adoption of the Core Strategy in December 2010. (Policy DS3 subsequently adopted as a Supplementary Planning Document (SPD) in September 2011)
 - Inclusion of areas with special uses such as prison and military establishments on inset maps to allow future appropriate operational development
- 9.21 The reasons for these changes are set out in more detail below.
- 9.22 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.
- 9.23 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 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.
- 9.24 The Core Strategy identifies a requirement for approximately 800 new dwellings to be allocated in the rural areas up to 2031 (see Table 2). 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 brownfield sites and so many of the proposed allocations in this document are greenfield allocations on the edge of the existing settlement boundaries.
- 9.25 This has meant that the settlement boundaries in those villages with the above changes needed to be reviewed and redrawn, to reflect the amended line of development and to continue to protect the character of those settlements and protect the surrounding countryside from the encroachment of development.
- 9.26 A set of criteria, outlined below, have been used to assist in making the amendments to the settlement boundaries. These criteria were used to ensure the Council followed a consistent approach in making these changes. Settlement boundaries have been re-drawn to:
- Tightly define and differentiate between the countryside and the built up area of the village

- Take account of and follow existing physical features such as field boundaries, roads, rivers, hedgerows, tree lines and topography
- Include existing development and land with planning permission for settlement uses which physically relates well to the existing built up area
- Exclude any temporary structures
- Exclude any development which is not immediately adjacent to the current settlement boundary
- Exclude playing fields or recreational open space on the edge of villages to ensure it remains undeveloped and therefore continues to protect the character of the settlement
- Take into account approved Parish Plans which set out guidance on the development of villages and local landscape character

- 9.27 It should be noted that there is no requirement that settlement boundaries should be continuous and that two or more separate elements may make up a village settlement boundary.
- 9.28 Where applicable, Key Service Centres and Local Service Centres have had their boundaries amended to take account of any new proposed allocations. These changes can be seen on the village inset maps included in the separate Proposals Map book which accompanies this document.
- 9.29 In addition to the above, there are a few settlements which require amendments to their boundaries which are not as a result of the proposed allocations. Those settlements which have had their boundaries amended are listed in the table below with reasons for the changes. These changes can also be seen on the village inset maps in the Proposals Map book which accompanies this document.

Inset map number	Village name	Reason for change
11	Coney Weston	Adjustment of Housing Settlement Boundary at west end of village to remove sporadic scatter of properties beyond existing built up area of village. These areas are no longer protected by the 'Areas Subject to Planning Restrictions' policy which was deleted upon the adoption of the Core Strategy in December 2010.
13	Fornham All Saints	Adjustment of Housing Settlement Boundary on eastern side of village to remove rear gardens with road frontage, which were previously protected by an 'Areas Subject to Planning Restrictions' designation until the adoption of the Core Strategy in December 2010.
26	Ixworth	To adjust Housing Settlement Boundary on western edge of village to include built development.
27	Kedington	To adjust Housing Settlement Boundary on southern boundary of village to remove land with road frontage, which was previously protected by an 'Areas Subject to Planning Restrictions' designation until the adoption of the Core Strategy in December 2010.
28	Lidgate	Adjustment of Housing Settlement Boundary on northern edge of village to continue the boundary on the line to the rear of existing properties and to avoid including a large garden previously protected

		by an 'Areas Subject to Planning Restrictions' designation until the adoption of the Core Strategy in December 2010.
29	Market Weston	To illustrate an area of existing Recreational Open Space
30	Ousden	Adjustment of Housing Settlement Boundary at western edge of eastern boundary and southern edge of western boundary to remove large gardens on edge of settlement which were protected by an 'Areas Subject to Planning Restrictions' designation until the adoption of the Core Strategy in December 2010.
31	Pakenham	To adjust Housing Settlement Boundary to include three dwellings on western edge of village
35	Rougham, Kingshall Street	To adjust Housing Settlement Boundary to include built development
40	Stanton, north of A143	Removal of the Housing Settlement Boundary to restrict further growth in an unsustainable location
40a	Stanton Grove Park mobile home park	Removal of the Housing Settlement Boundary to restrict further growth in an unsustainable location
46	Wickhambrook	Adjustment of Housing Settlement Boundary on northern edge of village to remove sporadic scatter of properties beyond existing built up edge of village, previously protected by an 'Areas Subject to Planning Restrictions' designation until the adoption of the Core Strategy in December 2010.
47	Withersfield	Adjustment of Housing Settlement Boundary at south western edge of village to continue the boundary on a line to the rear of adjacent properties and to avoid including a large garden on the edge of the settlement which was previously protected from development by 'Areas Subject to Planning Restrictions' designation.

Question:

Do you agree with the proposed changes to the settlement boundaries?

Are there any other changes to the boundaries which you think we should be making?

Amenity Areas and 'Areas subject to Planning Restrictions' designations

- 9.30 The Rural Sites Allocations Preferred Options document (April 2010) proposed, in sections 4.2 and 4.3 of that document, the removal of two designations in the Replacement Local Plan, Amenity Open Space designations and Areas Subject to Planning Restrictions.
- 9.31 At the time of the Core Strategy Examination it was being proposed that the removal of these designations would still allow the protection of these areas under the emerging Policy SD1 of the Development Management Submission document (April 2010). However, since consultation on the submission draft of the Development Management document (April 2010) the decision was made, under the St Edmundsbury and Forest Heath shared services agenda, to produce a joint Development Management document which will set out the policies for the day to day determination of planning applications for both districts.

- 9.32 In addition, the adoption of the Core Strategy document in December 2010 saw the deletion of Local Plan Policy DS3, which designated the 'Areas Subject to Planning Restrictions'.
- 9.33 It is considered that the areas previously protected under 'Areas Subject to Planning Restrictions' will continue to be adequately protected under other national and local planning policies. Policy CS3 of the Core Strategy and the adoption of the former Local Plan Policy DS3 as a Supplementary Planning Document (SPD) to Core Strategy Policy CS3, in September 2011, will ensure that consideration is still given to these areas until the joint Development Management Document, which will afford these areas continued protection, is adopted.
- 9.34 The preparation of a joint Development Management Document has meant a delay to the timetable and so to ensure continued policy coverage of the Amenity Open Space designations, the consideration of the removal of these areas will not be considered further until the joint Development Management document has further progressed.

Areas of Special Character

- 9.35 Our rural area is very unique with many areas of unique special character and quality. There are policies elsewhere in the Local Development Framework which seek to protect such areas, many of which sit within the emerging Joint Development Management Policies document which will be subject to a Preferred Options consultation between January and March 2012.
- 9.36 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 Development Framework.
- 9.37 There are policies elsewhere in the Local Development Framework (LDF) which seek to protect areas of special character and deal with issues such as wind turbines, conservation areas and building in the countryside. A summary of the documents within the LDF and the policies contained within them can be seen in Appendix 1.

Question:

Do you feel we need a special policy in this document to help protect areas of unique and special character?

Are there any parts of the rural area (outside existing conservation areas) which you feel should be protected due to their special and unique character? Please set out your reasons.

10. Rural Policies

- 10.1 This section sets out those draft 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.

Housing Settlement Boundaries

- 10.2 The Housing Settlement Boundaries for those settlements outside Bury St Edmunds and Haverhill, as defined in Policy CS4 of the Core Strategy, are defined in this document as set out in the draft policy below;

Policy RV2 Housing Settlement Boundaries

Housing Settlement Boundaries for the villages listed in Appendix 3 are defined on the Proposals Map. Planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted within Housing Settlement Boundaries where it is not contrary to other policies in the plan.

Question: Do you agree with the draft policy on Housing Settlement Boundaries?

If not, please set out any changes you would like to see.

Policy on Rural Employment Areas

- 10.3 In the Rural Site Allocations Preferred Options document (April 2010) the provision of future employment in the rural areas was assessed. It was proposed that the strategy in the Replacement Local Plan would be carried forward, in that the already well established General Employment Areas in the rural parts of the borough would continue to be supported.
- 10.4 Only two comments were received in relation to the proposed draft policy RA1 in the 2010 preferred options document and a review of the information available indicates that it is still appropriate to carry this policy forward. The areas of land available for development have been reviewed and amended accordingly in the policy table below.
- 10.5 For the sites at Nethergate Street, Clare and Shepherd's Grove, Stanton/Hepworth, the Council will only consider an application for planning permission once master plans for the sites have been agreed, including details of the site landscaping, access and layout.
- 10.6 For the employment area at Wrattling, the boundary of the southern part of the site has been amended and reduced to take it back to the boundary as shown in the 1998 Local Plan. This is because the extension to the site, which was made in the 2006 Local Plan, was made to accommodate the needs of the occupier at the time. This extended area of land is no longer required.

Question: Do you agree with the proposed changes to the boundary of Wrattling Employment Area?

If not, please set out any changes you would like to see.

Policy RV3 Rural Employment Areas

The following areas are designated as General Employment Areas:

Reference	Site	Use Class
A) (see policy RV6d)	Barrow Business Park	(B1)
B)	Chedburgh	(B1, B2, B8)
C) (see policy RV7b)	Clare, Nethergate Street	(B1)
D)	Clare, Bridewell Industrial Estate	(B1, B8)
E)	Gorse Industrial Estate (Barnham)	(B1, B2, B8)
F)	Ingham	(B1, B8)
G) (see policy RV8d)	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)	Wratting	(B1, B2, B8)

Within the General 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 Nethergate 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 General Employment Areas providing that space requirements, parking, access and general environmental considerations can be met.

The following infrastructure is required to facilitate development:

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

The routes of the above road schemes are identified on the Proposals Map and will be safeguarded.

Masterplans will be required for sites at Clare, Nethergate Street and at Shepherd's Grove, Stanton/Hepworth.

(N.B Rougham General Employment Area is considered under Policy BV14 of the Bury Vision 2031 document)

Question: Do you agree with the draft policy on Rural Employment Areas? If not, please set out any changes you would like to see.

Policies on Protection of Special Uses

- 10.7 In the Rural Site Allocations Preferred Options document (April 2010) we consulted on existing government land uses which need to be protected and afforded the opportunity to expand, due to the special circumstances under which they operate.
- 10.8 In the rural areas these are the military and prison uses at Barnham Camp, RAF Honington and HMP St Edmunds Hill, Stradishall. A few comments were received in relation to the proposed policy, two of which raised concern about the location of RAF Honington and Barnham Camp in relation to the Breckland Special Protection Area (SPA), both of which lie within the designated 1500m zone identified in Core Strategy Policy CS2 to ensure the protection of Annex 1 bird species.
- 10.9 To meet these concerns it is proposed that the wording of the policy to protect these special uses is amended to refer to the need to protect and mitigate against any potential impact on the SPA.

Policy RV4 Protection of Special Uses

Special circumstances apply for military and prison establishments and in the areas listed below, and as identified on the Proposals Maps, 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 DPDs.

- a) Barnham Camp**
- b) RAF Honington**
- c) HMP St Edmunds Hill**

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). Evidence will need to be provided, alongside any proposals for development, that there will be no adverse impact on the SPA or its constituent features.

Question: Do you agree with the draft policy on Protection of Special Uses? If not, please set out any changes you would like to see.

Safeguarding educational establishments

- 10.10 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.
- 10.11 It is important that these school and educational facilities are protected for community and educational uses which is proposed under the draft policy below;

Policy RV4a: Safeguarding Educational Establishments

Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will not be permitted unless:

- i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or**
- ii) 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**
- iii) 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.**

Question: Do you agree with the draft policy on Safeguarding Educational Establishments?

If not, please set out any changes you would like to see.

Green Infrastructure Policy

10.12 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"

10.13 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 Development Framework.

10.14 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. 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 Council's website at <http://www.stedmundsbury.gov.uk/sebc/live/Studies.cfm>

Policy RV5 Green Infrastructure in the Rural Areas

In the rural areas green infrastructure will be provided, managed and enhanced through the implementation of the Green Infrastructure Strategy including, where appropriate, in association with new development.

Green Infrastructure projects will:

- Enhance the character of the GI Action Zones identified in the GI Strategy
- 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 to adjacent villages
- 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.

Question: Do you agree with the draft policy on Green Infrastructure?

If not, please set out any changes you would like to see.

Gypsy and Traveller sites

- 10.15 In the Rural Site Allocations Preferred Options document (April 2010) we asked whether any sites could be identified which were suitable for Gypsy and Traveller use. No suitable sites were identified in the rural areas. Since then the Coalition Government has proposed some changes to the national planning policy which guides the provision of Gypsy and Traveller sites.
- 10.16 The changes include the removal of the Regional Spatial Strategy (East of England Plan) which set the targets for the provision of Gypsy and Traveller sites in each district. The Government would now like councils to be responsible for setting the right levels of Gypsy and Traveller site provision in their areas. The Government would also like to make Traveller site policy more like planning policy for housing, which will help to reduce tensions between settled and Traveller communities in the planning system.
- 10.17 A review of the 2006 Gypsy and Traveller Accommodation Needs Assessment has been carried out and was published in October 2011. It has assessed the need for permanent pitches up to 2016 and provided guidance for permanent pitches from 2016 to 2031. The figures provided are intended to form the evidence base for the authority in reaching its own figures, rather than providing a target.
- 10.18 A consultation (ended August 2011) on the Government's new draft Planning Policy Statement for Traveller sites has taken place and the responses to this will be reviewed and incorporated into the final National Planning Policy Framework when finally published. It is considered until this document is published it would be premature to make any decisions on the direction the Council wishes to follow in the provision of Gypsy and Traveller sites in this area.
- 10.19 In addition, as no suitable Gypsy and Traveller sites were identified in the rural areas through the last consultation (April 2010), it would be premature to identify sites which may not be deliverable.

11. Key Service Centres

This section of the document outlines the proposals in relation to the five Key Service Centre villages in the borough. These are the villages which have a good range of services and facilities to meet the needs of their communities and are suitable for a certain level of additional growth.

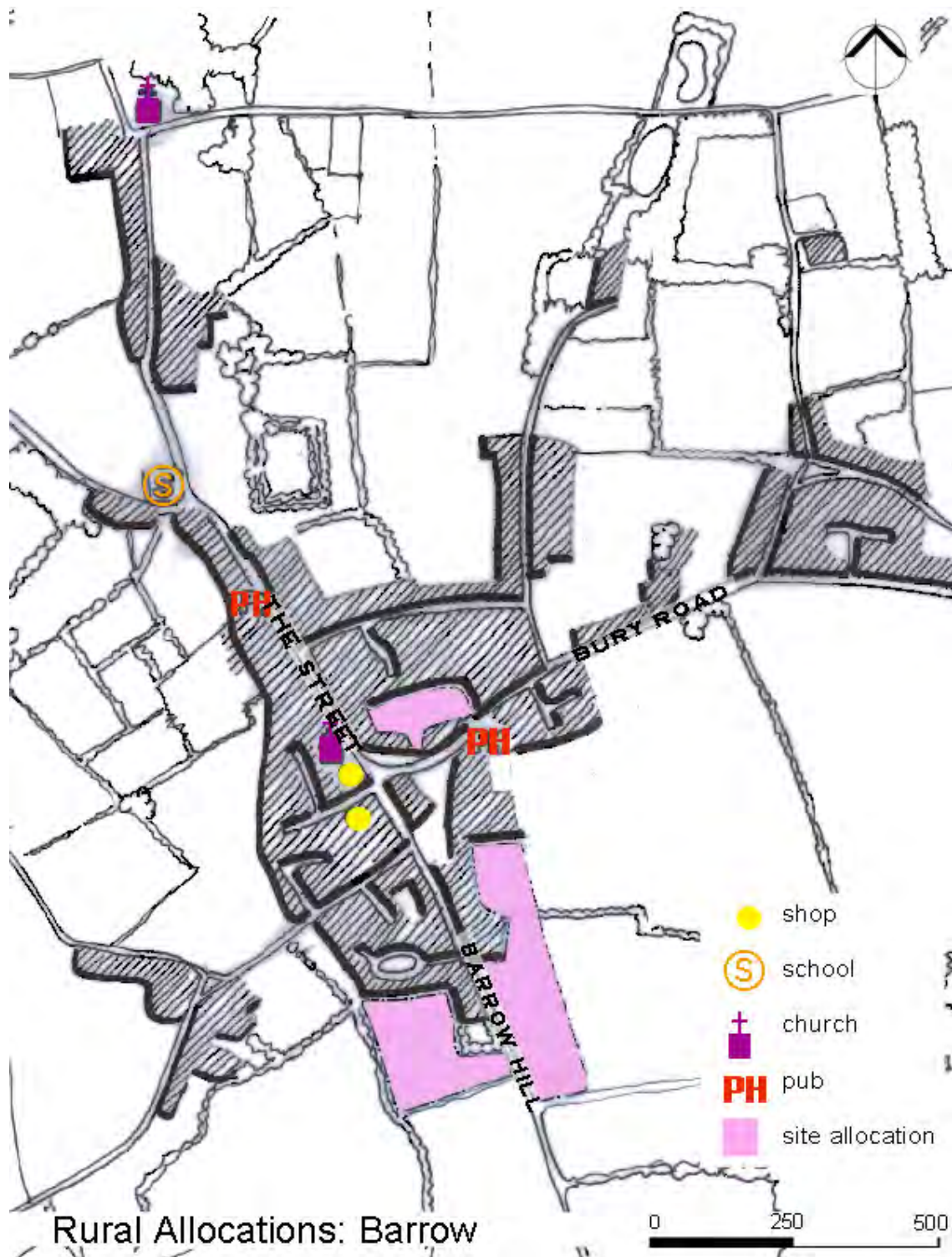
There is a draft policy for each village which sets out proposed development allocations as well as other land use planning issues which may need addressing.

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

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

DRAFT

11.1 Barrow



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

The local area

- 11.1.1 Barrow is a large village located approximately 6 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.
- 11.1.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.
- 11.1.3 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.
- 11.1.4 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

- 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, GPs, primary school, sports pitches and recreational open space will be required depending on the scale of development proposed.
 - Barrow is fundamentally constrained to the north from the setting of the adjacent Scheduled Ancient Monument (SAM).
 - Buffers between Barrow and surrounding settlements create fundamental constraints to development to the east and south west.
 - Consideration needs to be given to the impact on views from the west of the settlement around Denham Castle.
 - 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.
 - 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.
 - 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 not an obstacle that cannot be overcome.
- 11.1.5 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 Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 11.1.6 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the Rural Vision issues consultation between March and May 2011 highlighted a number of issues for the residents of Barrow and the surrounding area.
- 11.1.7 The comments received in relation to the proposed new development in the village highlighted the following issues:
- Lack of public green spaces
 - Need to avoid coalescence with Denham
 - High water table causing surface water drainage issues
 - Poor pedestrian access around parts of the village
 - Concerns of the effects of new development on already busy narrow roads
 - Congestion around centre of village and around school at peak times
 - Speeding traffic
 - Loss of versatile agricultural land
 - Few local employment opportunities for those that live in the village
 - Limited capacity of school to take more pupils
 - Important to maintain the separation of Barrow and Denham
 - Lack of sewerage capacity for new sites
 - New development will reduce the natural areas for wildlife
 - Maintaining the village character – spacious, development built around open space
 - Need to maintain the sense of community in the village
- 11.1.8 Comments received in relation to the Vision 2031 issues consultation included the need to maintain the village at its current size so as to keep the community spirit.
- 11.1.9 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. The Parish Council remains opposed to the development site at Bury Road (6.1b) which was proposed in the Rural Site Allocations document for residential development (April 2010). However, the Parish is not opposed to growth providing that it is joined up, well related to the existing built form of Barrow and will provide the associated infrastructure.

Development Proposals

- 11.1.10 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.
- 11.1.11 A number of sites in and adjacent to Barrow have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.
- 11.1.12 Three sites were proposed for development in the Rural Site Allocations Preferred Options document (April 2010). The situation, in terms of the availability and deliverability of sites, remains unchanged and having taken into account the consultation comments received and additional evidenced based work, it is considered that two of these sites are still proposed for development as set out in the draft policy below.
- 11.1.13 A Development Brief for land at The Green was adopted in March 2011. This is available on the Council's website at <http://www.stedmundsbury.gov.uk/sebc/live/Concept-Statements-and-Masterplans.cfm> The Development Brief has increased the site area and the number of dwellings on the site has increased to 29.
- 11.1.14 It is considered that the site formerly proposed off Bury Road should not continue to be pursued as an allocated site at this time, as a more appropriately located site has since been put forward for development. The newly proposed site, to the east of Barrow Hill, is better related to the built form of Barrow and to the existing services and facilities in the village and is suitable for development in the longer term.
- 11.1.15 In addition to the proposed residential development one employment site is being proposed. More detail on the proposals is set out in the draft policy below;

Policy RV6 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	4.2	Medium term	75

	Barrow Hill		(after 2021)	
c)	Land west of Barrow Hill	3.5	Medium term (after 2021)	75

Residential development on these sites will be permitted in accordance with the phasing period shown.

Affordable housing on sites (a)-(c) must meet the requirements set out in Core Strategy Policy CS5.

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 considered once the Development Briefs have 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.

Land east of Barrow Hill (b) should investigate the opportunity for facilitating the provision of a new dental surgery.

The following site is proposed as a General Employment Area in Barrow;

Ref	Location	Area (ha)	Use Class
d) (See Policy RV3a)	Barrow Business Park	1.0	B1

Proposals for B1 uses will be permitted within General Employment Areas providing that space requirements, parking, access and general environmental considerations can be met (See Policy RV3).

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

Statutory Consultees comments

11.1.16 Three of the above sites were previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the sites from statutory consultees are included below to assist you when making your response to the proposals for Barrow. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

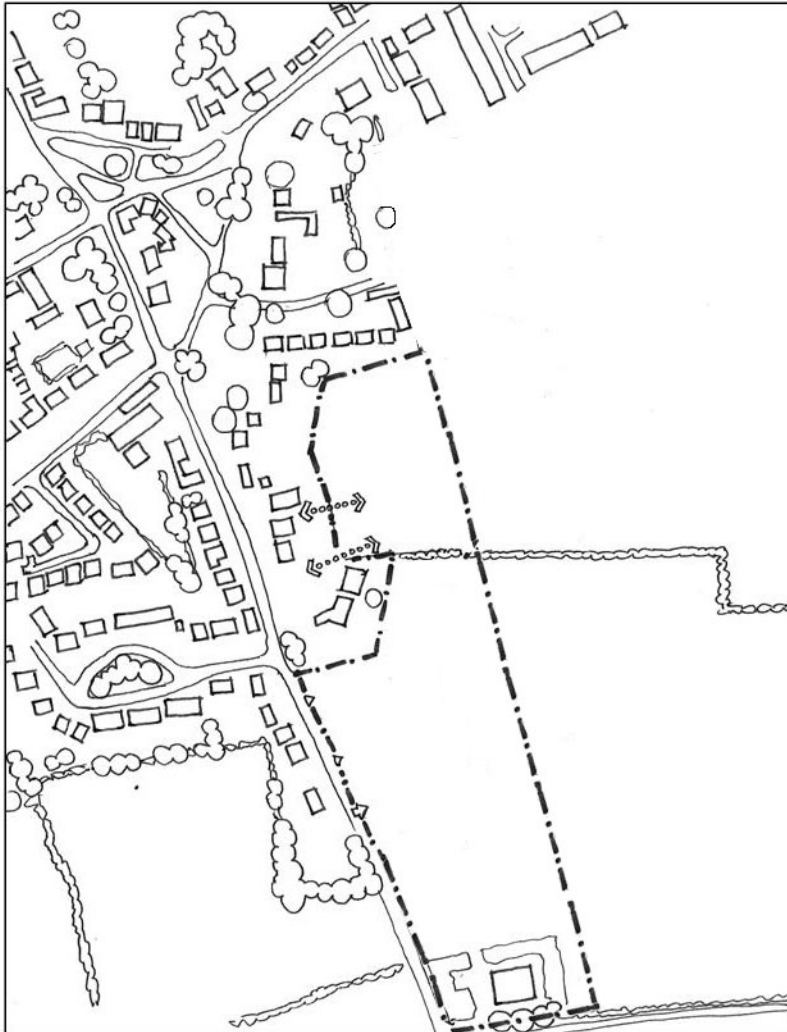
Organisation	Site Reference	Comments
Anglian Water	RV6a (6.1a) RV6c (6.1c) RV6d (6.1d)	<ul style="list-style-type: none"> • Constraints to provision of infrastructure and/or treatment to serve proposed growth.
Suffolk Wildlife Trust	RV6a (6.1a)	<ul style="list-style-type: none"> • Potential valuable ecological habitats.
Suffolk County Council Highways	RV6a (6.1a)	<ul style="list-style-type: none"> • Highway/drainage issues require further investigation.
	RV6c (6.1c)	<ul style="list-style-type: none"> • Highway/footway issues require further investigation.
	RV6d (6.1d)	<ul style="list-style-type: none"> • Allocation of this site could prevent the school expanding should it need to do so, B1 use could be supported at 6.1d subject to satisfactory access being achieved.

Other Issues

11.1.17 There is a requirement for 1 hectare of public recreational open space/sports pitch as evidenced in the Infrastructure and Environmental Capacity Study (2009) and a dentist surgery, as proposed by Suffolk Primary Care Trust, in Barrow. These requirements will be addressed through discussions with the developers of the proposed sites at Barrow Hill and within the Development Briefs to be prepared for the sites.

Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

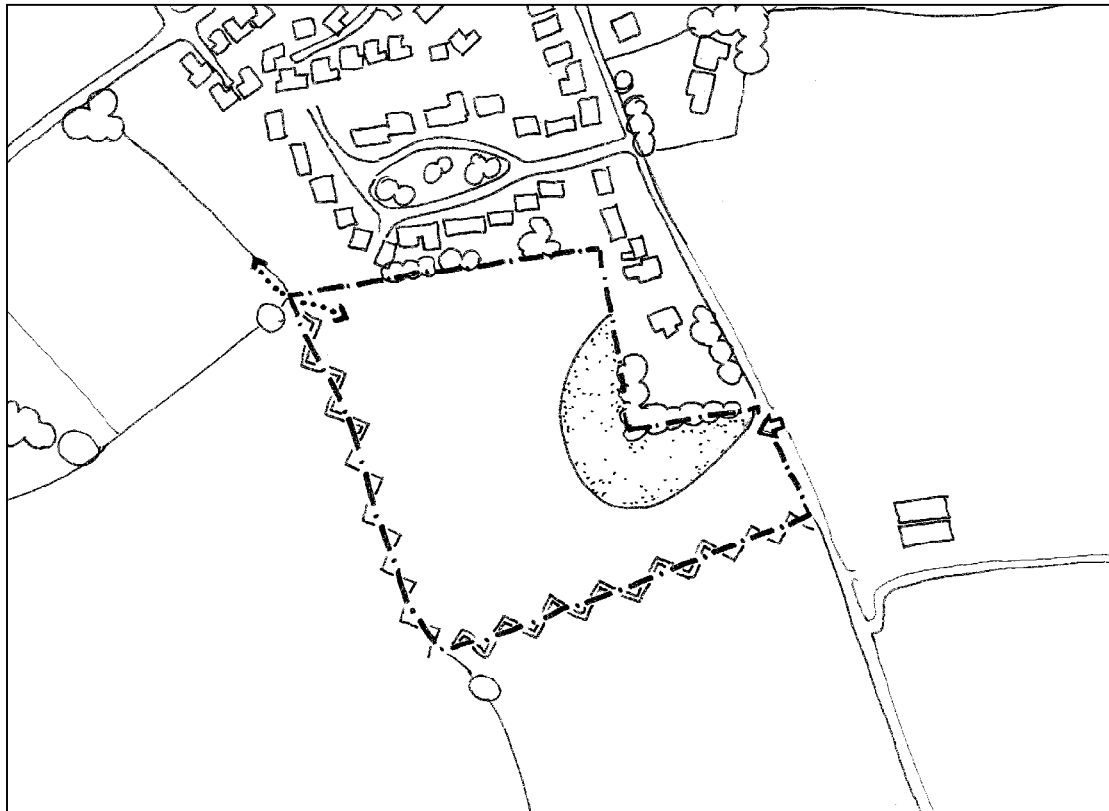
RV6b: East of Barrow Hill



BARROW

4.2ha: 75 units + dental surgery

---	SITE BOUNDARY
⇨	SITE ACCESS
↔	POTENTIAL FOR ACCESS RETAINED
⟨○○○○○⟩	PEDESTRIAN LINK
~~~~~	LANDSCAPE BUFFER (IMPERMEABLE)
~~~~~	LANDSCAPE BUFFER (PERMEABLE)

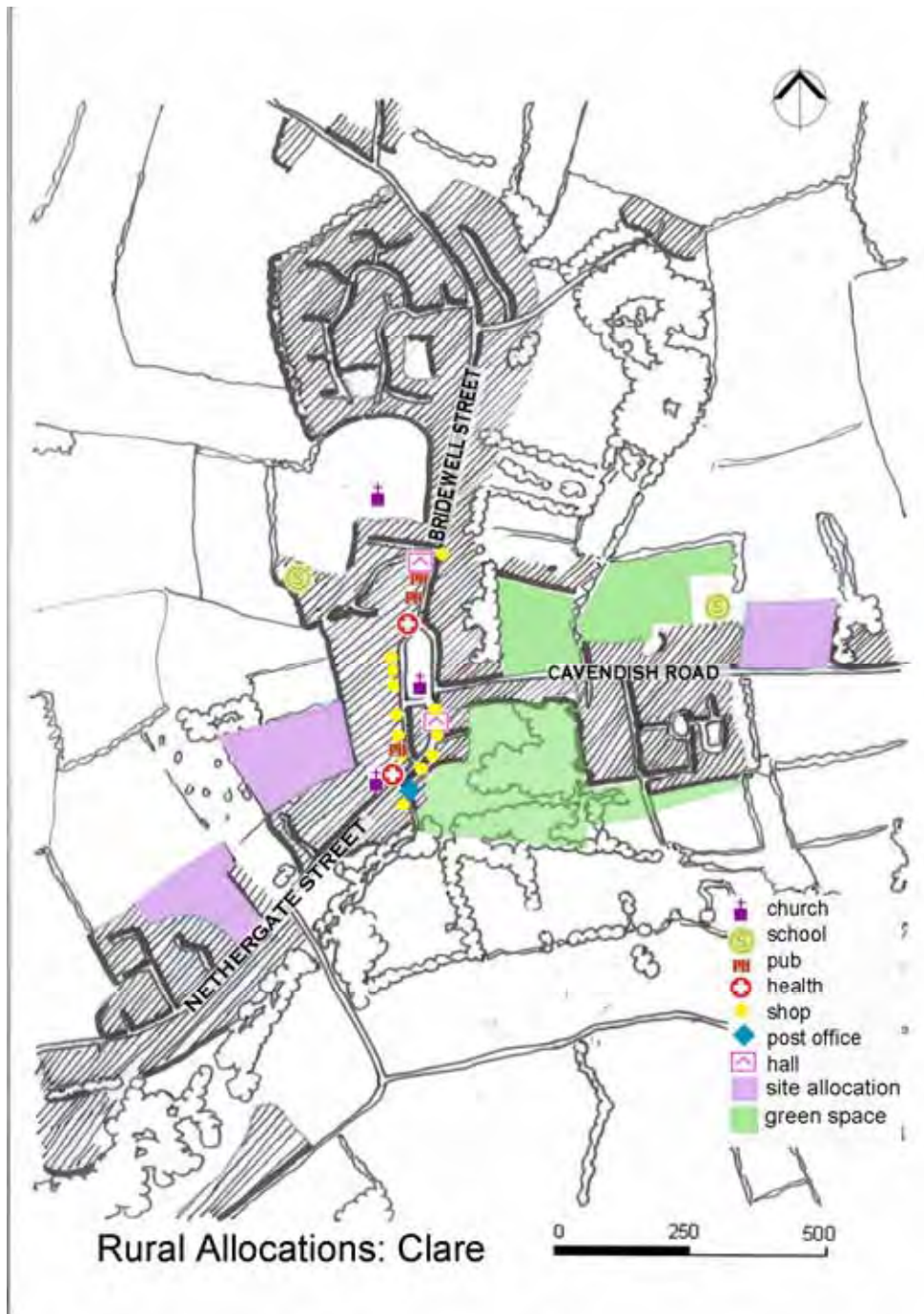



BARROW
RV6c: West of Barrow Hill
3.5ha: 75 units

- | | |
|-----------|--------------------------------|
| --- | SITE BOUNDARY |
| ⇨ | SITE ACCESS |
| ⋯⇨ | PEDESTRIAN LINK |
| ⊖ | OPEN SPACE |
| ~~~~~ | LANDSCAPE BUFFER (IMPERMEABLE) |
| - - - - - | LANDSCAPE BUFFER (PERMEABLE) |



11.2 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

- 11.2.1 Clare is a small market town located approximately 7 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, middle 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.
- 11.2.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the town. These policies are within the Core Strategy and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.
- 11.2.3 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.
- 11.2.4 The town has an active community and the Parish Council, Clare Business Association and the Clare Society have recently worked together to produce The Clare Community Plan which was published in October 2010.
- 11.2.5 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.

Constraints and opportunities

- 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.
 - Additional growth should take place in a phased manner and should consolidate and enhance existing community services and facilities.
 - The linear pattern of development and flood risk areas along the two river corridors will influence the possible locations for growth.
 - 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.
 - Some concern about congestion on the A1092 – some local junctions may require upgrading.
 - Any large scale development is likely to negatively impact on the character of the settlement, however small scale peripheral extension may be possible.
- 11.2.6 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 11.2.7 Consultation on the Rural Site Allocations Preferred Options document, between April and June 2010, and the Rural Vision issues consultation, between March and May 2011, highlighted a number of issues for the residents of Clare and the surrounding area.
- 11.2.8 The comments received in relation to the proposed new development in the town highlighted the following issues:
- The centre of the town suffers from congestion at peak times
 - New development will increase the volume of traffic
 - Question the infrastructure capabilities of taking any further development
 - Impact of new development on surrounding historic properties
 - Development should be in keeping with the historic character
 - Flooding will be increased
 - Sewage capabilities
 - Higher density developments will not be un-sympathetic to the character
 - Additional market and affordable housing is required
 - Loss of versatile agricultural land
 - Additional parking spaces required
 - Increased noise
 - Additional growth will help in sustaining town services
 - Oppose large scale development sites
 - Preferable use of brownfield sites
 - Development would impact least in the eastern part of the town
 - Footpaths and pedestrian safety needs consideration

Comments received in relation to the Vision 2031 issues consultation included;

- A need for better public transport
- The need to maintain the current level of services and facilities in the town

11.2.9 The Clare Community Plan has 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.

11.2.10 Whilst the Council will always try to meet the needs of local communities it should be recognised that as Clare is the largest Key Service Centre in the borough a certain level of development is required to ensure sustainability requirements are met and the vitality and viability of the town is maintained. A meeting with the Parish Council in August 2011 helped to reaffirm the key issues, above, which the Clare community would like to address over the plan period.

Development Proposals

- 11.2.11 The development proposals to meet the needs of the town are informed by the evidence base and assessments referred to in Section 9 of this document.
- 11.2.12 A number of sites in and adjacent to Clare have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.
- 11.2.13 The form and character of the town means that there are limited opportunities for development on previously developed land.
- 11.2.14 Two brownfield sites which were previously proposed for development (Townsend Nurseries and Church Farm, High Street) have not been allocated in the policy below as they lie within the Housing Settlement Boundary. These sites could come forward for development in the future without the need to allocate them as development sites in this document.
- 11.2.15 Therefore two greenfield sites and one brownfield 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 town.
- 11.2.16 Site (a) 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 on the Council's website at <http://www.stedmundsbury.gov.uk/sebc/live/Concept-Statements-and-Masterplans.cfm>

Policy RV7 Clare

Residential development is proposed in Clare on the following 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) (See policy)	Land at rear of Nethergate Street Residential, B1 Business Use (offices/research)	3.5 (3.0 housing and 0.5 business)	Medium term (after 2021)	75

RV3c)	and development/light industry) and car park			
c)	Land off Cavendish Road	2.2	Medium term (after 2021)	64

Residential development on these sites will be permitted in accordance with the phasing dates shown.

Affordable housing on sites (a)-(c) must meet the requirements set out in Core Strategy Policy CS5.

Development on Land east of The Granary (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 considered once the Development Briefs have been agreed by the local planning authority.

Land at the rear of Nethergate Street (b) and Land off Cavendish Road (c) must incorporate proposals for enhancing footpath and cycleway access to the town centre.

Proposals for B1 uses in site (c) will be permitted providing that space requirements, parking, access and general environmental considerations can be met (See Policy RV3).

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

Statutory Consultee comments

11.2.17 The above sites were previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the sites from statutory consultees are included below to assist you when making your response to the proposals for Clare. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
English Heritage	RV7b (6.2d)	<ul style="list-style-type: none"> Site is within the conservation area and could potentially affect the setting of a large number of listed buildings. Recommend that this site should be omitted from the site allocations DPD.
Anglian Water	RV7a (6.2c) RV7b (6.2d) RV7c (6.2e)	<ul style="list-style-type: none"> Constraints to provision of infrastructure and/or treatment to serve proposed growth.
Suffolk Wildlife Trust	RV7a (6.2c)	<ul style="list-style-type: none"> If this site is to proceed as a development site, it will require a full reptile survey prior to any vegetation clearance.

	RV7b (6.2d)	<ul style="list-style-type: none"> • A bat emergence survey should be carried out on the veteran ash tree on the western boundary of the site. • Consideration should also be given to preventing light spillage into the northern and western hedgerows, which may be used by foraging/commuting bats.
Suffolk County Council	RV7a (6.2c)	<ul style="list-style-type: none"> • A TA and Safety Audit will be required, likely that acceptable access could be achieved. If 6.2d was accessed through 6.2c then a right turn lane will likely be required.
	RV7b (6.2d)	<ul style="list-style-type: none"> • TA required. Right turn lane required in 6.2c. In interests of road safety not good to have commercial/employment traffic using residential roads.
	RV7c (6.2e)	<ul style="list-style-type: none"> • Beyond existing speed limit, TA required and safety audit for access.

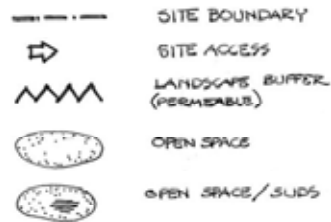
Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

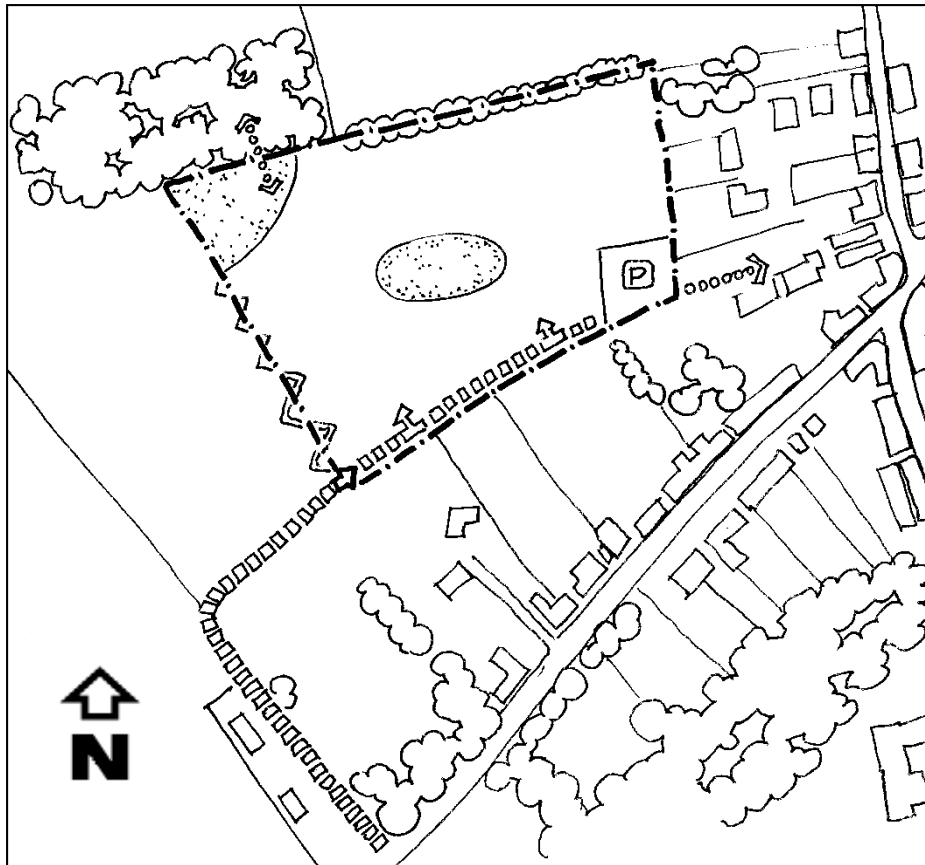


CLARE

RV7a Land east of
the Granary

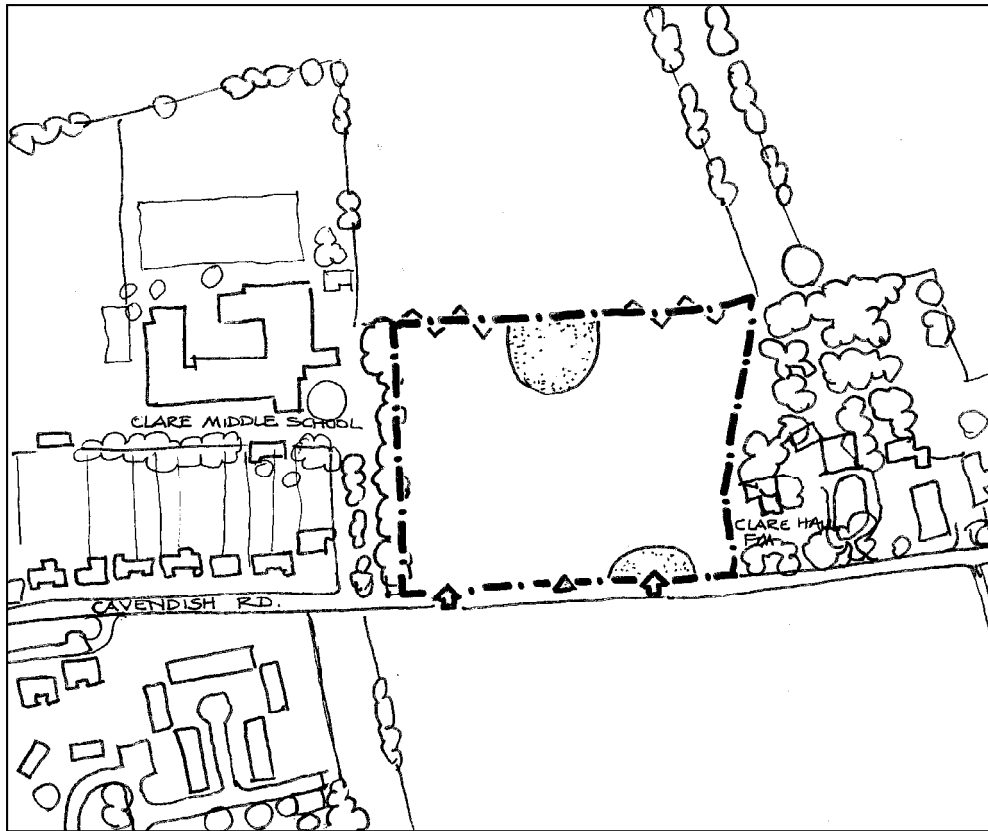
2.3ha 60 units





CLARE
 RV7b Land Rear of
 Nethergate Street
 3.5ha: 75 units
 mixed use

- SITE BOUNDARY
- ⇒ SITE ACCESS
- ▣▣▣▣▣▣▣▣ VEHICULAR ROUTE THROUGH
- ▣ PUBLIC CAR PARK
- ○ ○ ○ ○ ○ ○ ○ PEDESTRIAN LINK
- ○ ○ ○ ○ ○ ○ ○ OPEN SPACE

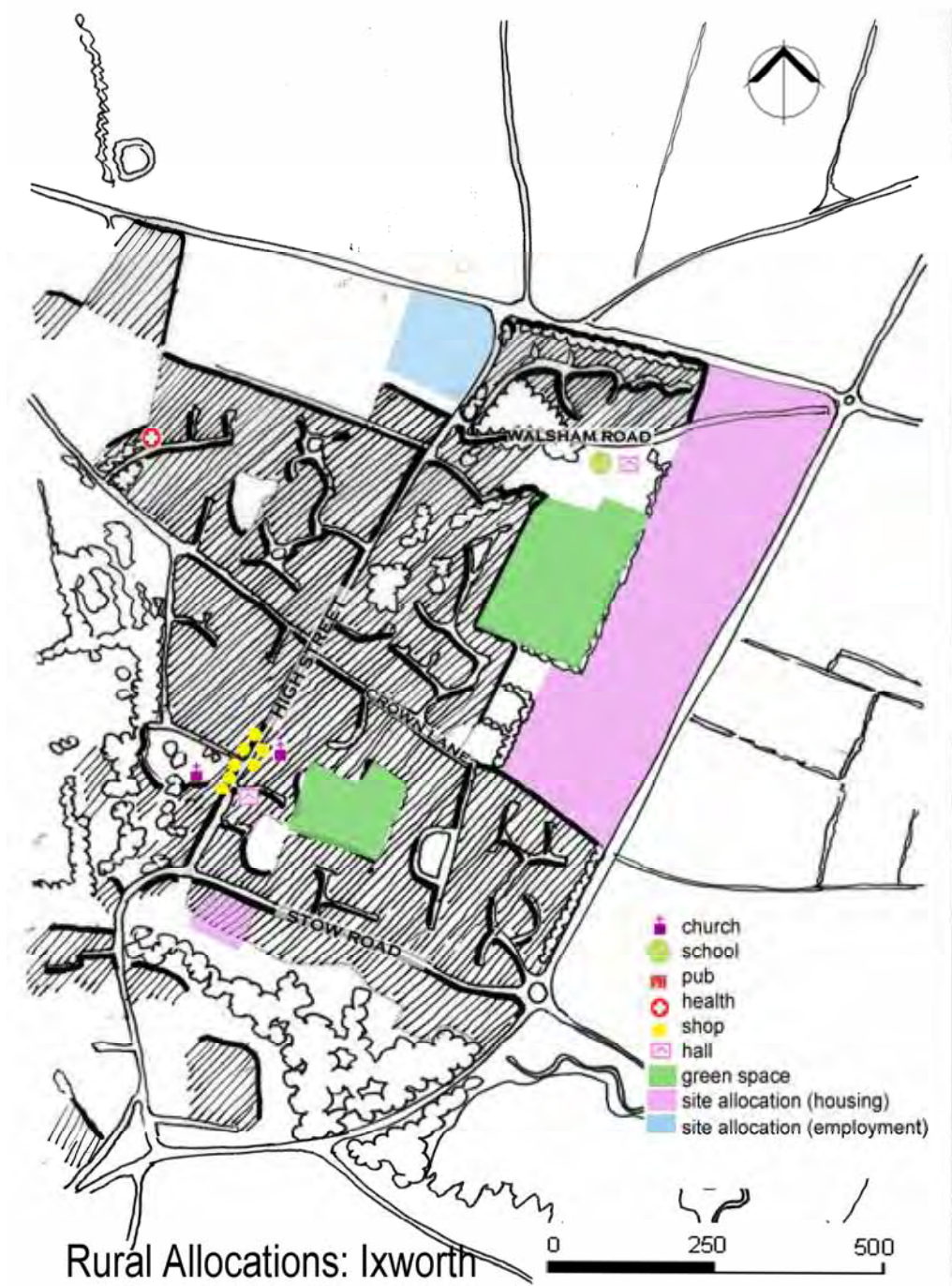


CLARE
 RV7c Land off
 Cavendish Road
 2.23 ha 64 units

- SITE BOUNDARY
- SITE ACCESS
- ▽ SECONDARY ACCESS
- ⊖ LANDSCAPE FEATURE RETAINED
- ⚡ LANDSCAPE BUFFER (PERMEABLE)
- OPEN SPACE



11.3 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

- 11.3.1 Ixworth is a large village located approximately 6 miles from the centre of Bury St Edmunds. It 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 Blackbourne 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.
- 11.3.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which is subject to a preferred Options consultation between January and March 2012.
- 11.3.3 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.
- 11.3.4 The village has an active community and a Parish Plan was produced for the village in 2005.

Constraints and Opportunities

- 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 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.
 - Roads to the north (A1088) and the east (A143) of the village provide natural barriers to growth.
 - The Conservation Area and listed buildings within the existing centre is a recognised fundamental constraint to development to the south west of the town.
 - A flood zone runs along the southern boundary of the settlement restricting all development to the south and the west.
 - 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.
- 11.3.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

Ixworth Middle School

- 11.3.6 The County Council Schools Organisation Review is proposing to remove the middle school tier from the current schools structure. This would result in the closure of the middle school.

11.3.7 It is acknowledged that there will be a need for a new secondary school to cover the north of the borough, and, until a final decision is made, there should not be any planning decisions made that would preclude Ixworth middle school becoming a secondary school. For this reason there will need to be some flexibility in development proposals around the middle school site.

11.3.8 When decisions are being made on the future of the Middle School site the need to retain the community use of the school playing field to enhance the sport and recreational facilities for the local community should be an important consideration.

11.3.9 For the reasons set out above, part of the southern parcel of land adjacent to the school has been identified for residential use and the northern part is reserved for future educational needs.

What you have told us

11.3.10 Consultation on the Rural Site Allocations Preferred Options document, between April and June 2010, and the Rural Vision issues consultation, between March and May 2011, highlighted a number of issues for the residents of Ixworth and the surrounding area.

11.3.11 The comments received in relation to the proposed new development in the town highlighted the following issues:

- Archaeological surveys should be carried out, as positive discoveries have been made in Ixworth
- Need to ensure the preservation of the heritage
- Development requires carefully considered landscaping detailing
- Consideration of surface run off resulting from developing land in the north east – steep topography
- Need for additional public open space facilities
- Increased pressure on infrastructure (roads, schools, services, etc...)
- Need for affordable housing
- Noise and traffic pollution

11.3.12 The main comments received in 2011 in relation to the key issues in the village were around the lack of recreational, sports and public open space facilities in the village.

11.3.13 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period which principally included the need to address the implications of schools reorganisation on the Middle School site.

Development Proposals

11.3.14 Development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in Section 9 of this document.

11.3.15 A number of sites in and adjacent to Ixworth have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting sites are set out in the evidence based document 'St

Edmundsbury Discounted Sites' which is available on the council's website at <http://www.stedmundsbury.gov.uk/ldf> as well as the Sustainability Appraisal which accompanies this document.

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

11.3.17 Therefore two greenfield sites and one brownfield 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 town, as well the designation of a site for general employment

11.3.18 In the Rural Site Allocations Preferred Options document (April 2010) the land west of the A143 and south of the A1088 was reserved for future educational use. A reassessment of this area against the adopted Masterplan for the site at Crown Lane (KSC3b) has demonstrated that some additional residential development could be provided without prejudicing any future educational requirements on the northern part of the site.

Policy RV8 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	70
c)	Land west of A143 and south of A1088	TBC	Medium term (after 2021)	80 (southern part of site) (residual land to north protected for educational use)

Residential development on these sites will be permitted in accordance with the phasing dates shown.

Affordable housing on sites (a)-(c) must meet the requirements set out in Core

Strategy Policy CS5 Affordable Housing.

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

An area of land to the west of the A143 and south of the A1088 is allocated for 80 dwellings with the remaining land protected for future educational needs. If at a later date it is determined this residual land is not required for educational uses then it can be brought forward for residential use in the medium term.

If site (c) 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 concept statement and masterplan for the site. The site must provide;

- enhanced footpath and cycleway access to the village centre and existing public transport links
- areas of public open space and recreational open space.

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

The following site is proposed as a General Employment Area in Ixworth;

Ref	Location	Area (ha)	Use Class
d) (See policy RV3G)	Land off Bardwell Road	1.6	B1

Proposals for B1 uses will be permitted within site (d) providing that space requirements, parking, access and general environmental considerations can be met (See Policy RV3).

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

Statutory consultee comments

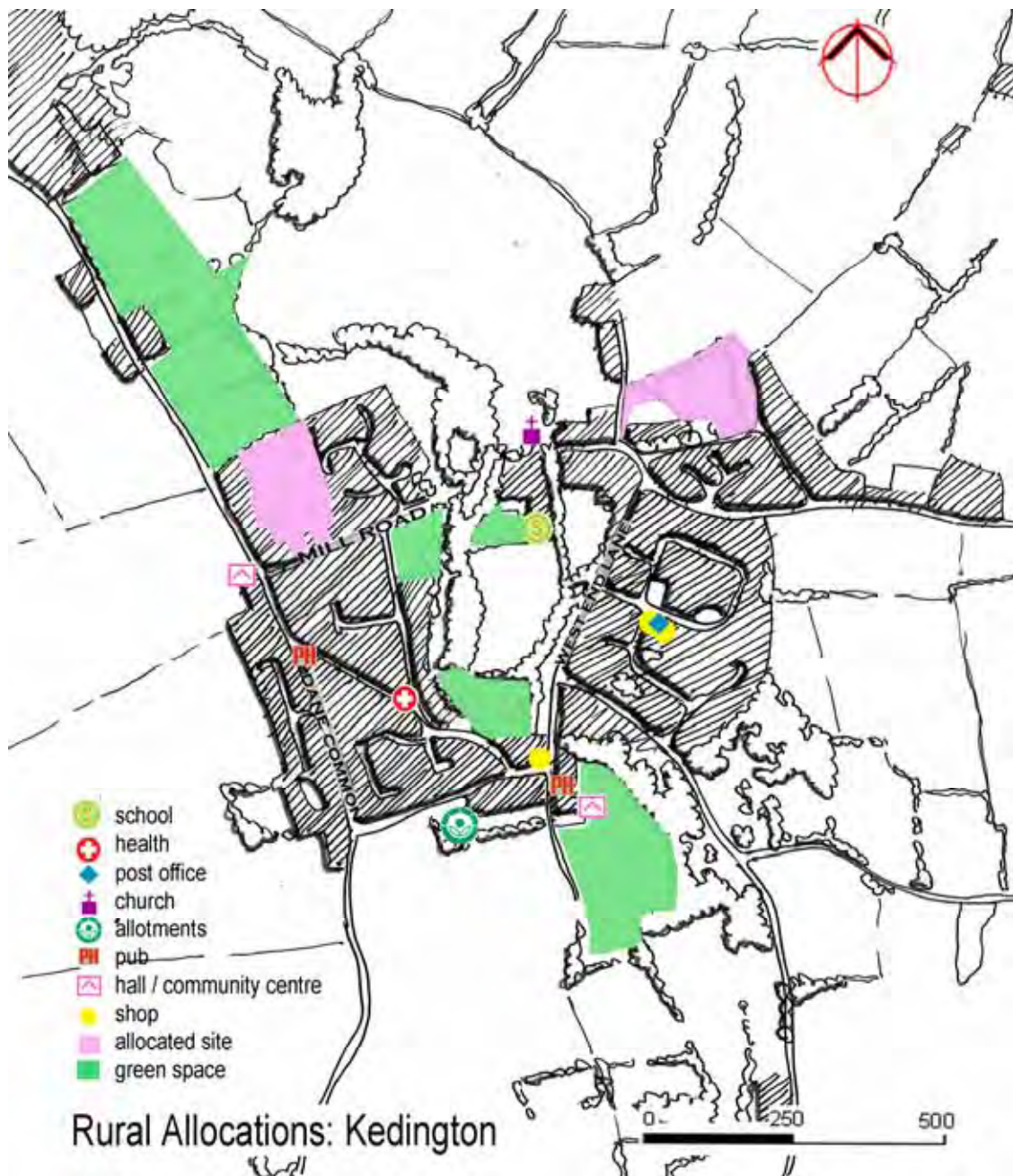
11.3.19 The above sites were previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the sites from statutory consultees are included below to assist you when making your response to the proposals for Ixworth. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
English Heritage	RV8a (6.3a)	<ul style="list-style-type: none"> • Concern regarding the potential impact of the site on the entrance to the conservation area. The number of units proposed appears high. Recommend that this is carefully assessed in

		the context of the sensitivity of the site.
	RV8b (6.3b)	<ul style="list-style-type: none"> This site is close to the scheduled Ixworth Roman villa. Archaeological assessment is needed to consider the potential interest of the site and possible impact on the setting of the scheduled monument.
Anglian Water	RV8a (6.3a) RV8b (6.3b) RV8c (6.3c) RV8d (6.3e)	<ul style="list-style-type: none"> Indicated that infrastructure and/or treatment upgrades would be required to serve proposed growth.
Suffolk Wildlife Trust	RV8a (6.3a)	<ul style="list-style-type: none"> A full bat emergence survey will be required if conversion of the barn were to take place. Any development on this site should ensure that semi-natural buffering habitat is maintained between the site and the river to the south.
Suffolk County Council	RV8a (6.3a)	<ul style="list-style-type: none"> Access needs to be assessed so sufficient frontage to achieve visibility and assess whether there would be a footway across frontage
	RV8b (6.3b) RV8c (6.3c)	<ul style="list-style-type: none"> Continue to support the Concept Statement for this site. Any proposals for a primary access from Crown Lane would be unacceptable. Formal safety audit and TA required.
	RV8d (6.3e)	<ul style="list-style-type: none"> A new acceptable access could be achieved onto Bardwell Road. However, it would be preferable for it to be gained via the recently constructed grainstore access on adjoining land in the same ownership as this site.

Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

11.4 Kedington



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

11.4.1 Kedington is a large village located approximately 3 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, two public houses, a village hall, a library, play area and recreation ground, and GP Surgery.

- 11.4.2 There are a number of policies elsewhere in the Local Development Framework 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 emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.
- 11.4.3 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.
- 11.4.4 There are no historical constraints or national landscape or habitat designations which would affect development in Kedington.

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 river corridor and the 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 via 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.
- 11.4.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 11.4.6 Consultation on the Rural Site Allocations Preferred Options document, between April and June 2010, and the Rural Vision issues consultation, between March and May 2011, highlighted a number of issues for the residents of Kedington and the surrounding area.
- 11.4.7 The comments received in relation to the proposed new development in the village highlighted the following issues:
- Congestion at peak times
 - Inadequate infrastructure (Risbridge Drive is unsuitable for additional traffic)
 - Alternative site access should be provided for the re-development of Stourmead
 - Further development could benefit the village (sustain services and community funds)
 - Village is threatened by high density development

- Noise
- Additional affordable and market housing required

11.4.8 The main comments received in 2011 in relation to the key issues in the village were 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 Proposals

11.4.9 Development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.

11.4.10 A number of sites in and adjacent to Kedington have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting sites are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the council's website at <http://www.stedmundsbury.gov.uk/ldf> as well as the Sustainability Appraisal which accompanies this document.

11.4.11 The form and character of the village means that the development opportunities are limited. 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.

11.4.12 The brownfield site falls within the Housing Settlement Boundary of the village and planning permission can be granted before this document is formally adopted, however, a development brief will be required for the site, before an application for planning permission can be approved, if the comprehensive redevelopment of the site is being proposed. This development brief will be subject to public consultation before it is adopted.

11.4.13 In addition a greenfield site on the edge of the village, previously submitted to the Council as a site submission, is being proposed as a future development site. This site was originally rejected on the basis of concerns about access to the site and the potential impact on protected trees. Since then additional evidence has been prepared by the promoters of the site that demonstrates that these issues can be overcome. The Council is now satisfied that these issues can be overcome so is proposing the allocation of a the site at Limes Cottage and adjoining land for 40 dwellings.

Policy RV9 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 (after 2021)	40

Residential development on this site will be permitted in accordance with the phasing dates shown.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5 Affordable Housing.

On sites (a) and (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. Application for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.

Access to site (a) will be via Risbridge Drive and 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.

The green space 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 requirement and location.

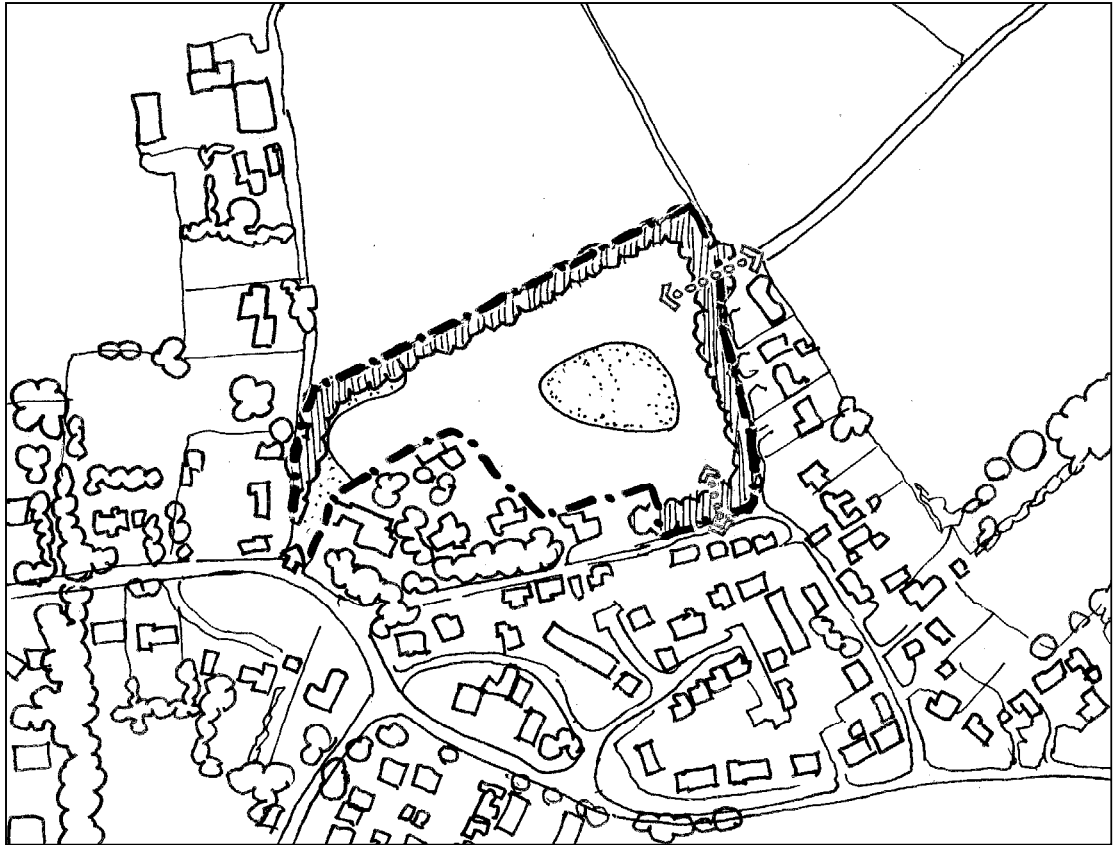
Statutory Consultees comments

11.4.14 Site (a) above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Kedington. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
Anglian Water	RV9a (6.4a)	<ul style="list-style-type: none"> • Infrastructure and/or treatment upgrades would be required to serve proposed growth.
Suffolk County Council Highways	RV9a (6.4a)	<ul style="list-style-type: none"> • A residential redevelopment of this site could be supported. Unclear on how access is proposed, and 'indicative capacity' may not be acceptable. A TA would be required.
Suffolk County Council Education	RV9a (6.4a)	<ul style="list-style-type: none"> • Primary School approved under School Organisation Review to increase to 210 place school. Pupil forecast numbers indicate an increase by 2014 but there would still be sufficient accommodation to cater for the extra pupils from this site.

Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

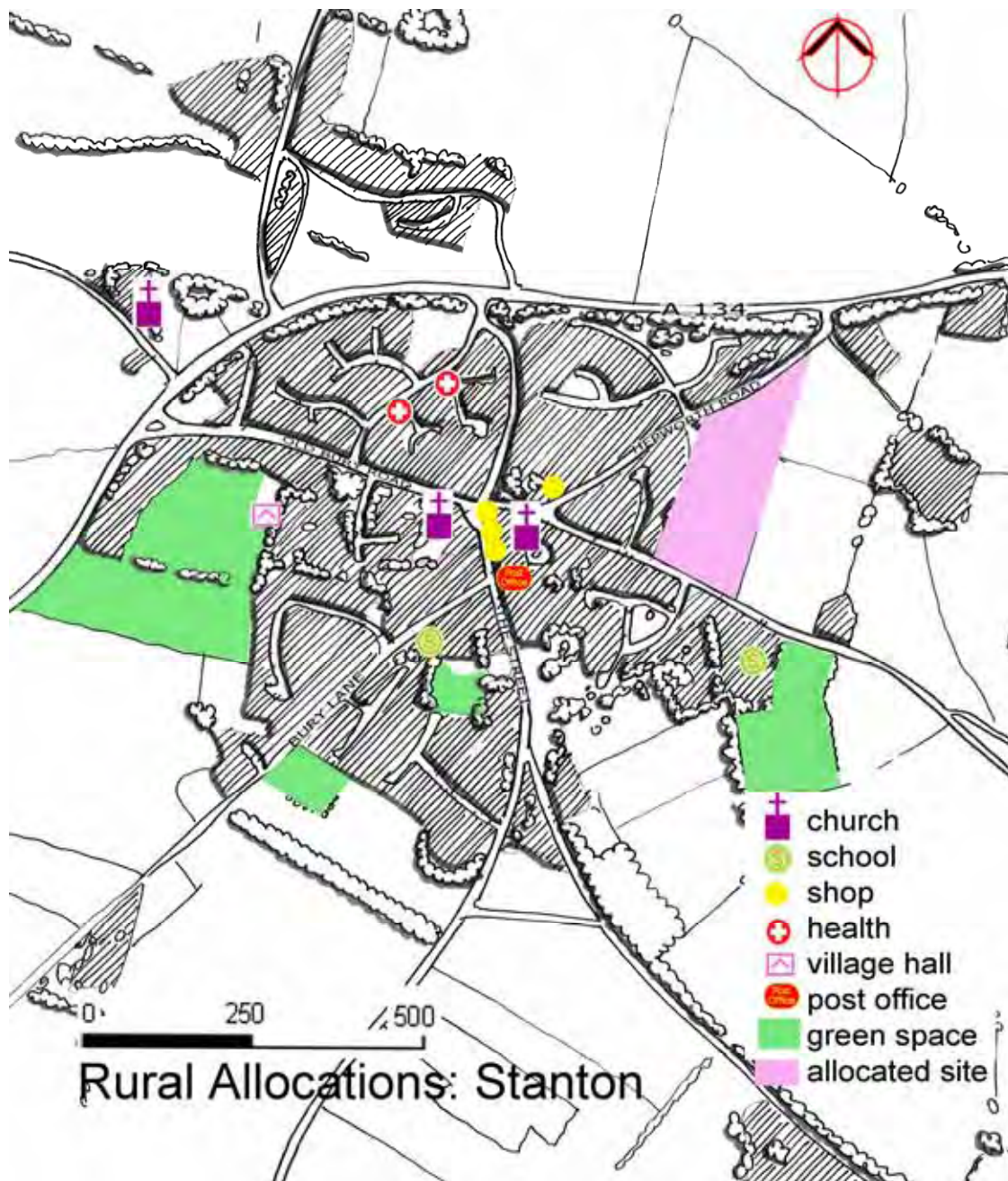
DRAFT



KEDINGTON
RV9b Limes Cottage and adjoining land
1.78 ha : 40 units

- | | | | |
|-----|---------------|---------|----------------------------|
| --- | SITE BOUNDARY | | LANDSCAPE FEATURE RETAINED |
| → | SITE ACCESS | <ooooo> | PEDESTRIAN LINK |
| | OPEN SPACE | | |

11.5 Stanton



Rural Allocations: Stanton

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

11.5.1 Stanton is a large village located approximately 9 miles from the centre of Bury St Edmunds. It has a good range of services and facilities including a primary and a middle school, a shop and a post office, two public houses, a village hall, a play area and sports facilities, and GP Surgery.

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

emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

11.5.3 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.

Constraints and Opportunities

- Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the attractive character of the settlement.
- There are SSSI designations to the south and south west which form a constraint to development in these areas.
- There are growth opportunities within the constraints of the A143 and the capacity of village services and facilities.
- Development to the east of Stanton is limited by the County Wildlife site. An appropriate buffer will need to be protected by any development within this area.
- The capacity of the Waste Water Treatment Works may need to be examined and additional primary school places provided if significant growth is proposed in the village.
- Development potential around Stanton is limited by landscape designations to the east, south and south west.
- To the east and south west there is potential for small scale extension without impacting on a protective buffer around the landscape designations.
- Development potential to the north is fundamentally constrained by the boundary of the A143.

11.5.4 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

11.5.5 Consultation on the Rural Site Allocations Preferred Options document, between April and June 2010, and the Rural Vision issues consultation, between March and May 2011, highlighted a number of issues for the residents of Stanton and the surrounding area.

11.5.6 The comments received in relation to the proposed new development in the village highlighted the following issues:

- Speeding
- Pedestrian safety
- Limited parking space
- Congestion
- Noise
- Inadequate infrastructure ('The Street' and 'Upthorpe Road')
- Brownfield opportunities elsewhere in the village
- Proposed housing density not appropriate on site 6.5b not appropriate
- High volume of objections to the Bury Lane Site (6.5b)

11.5.7 The only comment received in 2011 in relation to the key issues in the village was around the need for slow and steady development which can be absorbed by the village infrastructure.

Development Proposals

11.5.8 Development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.

11.5.9 A number of sites in and adjacent to Stanton have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting sites are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the council's website at <http://www.stedmundsbury.gov.uk/ldf> as well as the Sustainability Appraisal which accompanies this document.

11.5.10 The form and character of the village means that the development opportunities are limited and one of the sites proposed in the last round of consultation (Land off Bury Lane) has been removed from the proposed allocations. This is due to the current concerns raised in respect of gaining a suitable access to the site.

11.5.11 A further assessment of the village have indicated there are very limited opportunities for further development at this time.

11.5.12 Therefore one greenfield site is 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. This site is already allocated in the Replacement Local Plan and has an adopted Development Brief which can be seen on the Council's website at <http://www.stedmundsbury.gov.uk/sebc/live/Concept-Statements-and-Masterplans.cfm>

Housing Settlement Boundary amendment

11.5.13 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.

11.5.14 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.

11.5.15 To restrict further development in unsustainable locations it is proposed that the current Housing Settlement Boundaries in the Replacement Local Plan to the north of the A143 and around the Grove Park mobile home park are removed to restrict further growth in these areas.

Question

Do you agree with the proposal to remove the Housing Settlement Boundaries at Grove Park mobile home park and the area of housing to the north of the A143?

Policy RV10 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) (Local Plan RA2a)	Land at Upthorpe Road, Stanton	3.1	Short term	90

Residential development on this site will only be permitted after the date shown.

Affordable housing on the site must meet the requirements set out in Core Strategy Policy CS5.

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.

N.B Site RV10a is currently the subject of a Planning Appeal into the refusal of a planning application. The area may be reduced if the objections raised by Anglian Water are upheld on the appeal to be heard at Public Inquiry.

Statutory consultee's comments

11.5.16 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Stanton. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
English Heritage	RV10a (6.5a)	<ul style="list-style-type: none">Potential impact on the setting of the windmill to the west, which listed at grade II* and also a scheduled ancient monument should be very carefully considered. It is essential that the impact on this important heritage asset strongly influences the design of new development.
Anglian Water	RV10a (6.5a)	<ul style="list-style-type: none">Indicated that infrastructure and/or treatment upgrades would be required to

		serve proposed growth.
Suffolk Wildlife Trust	RV10a (6.5a)	<ul style="list-style-type: none"> The northern part of this site has developed semi-natural habitat. A reptile survey should be undertaken prior to any vegetation clearance.
Suffolk County Council	RV10a (6.5a)	<ul style="list-style-type: none"> TA required. Access needs to be assessed. Upthorpe Road only available access. May accept subject to traffic calming measures and footway provision to Upthorpe Road, crossing to school opposite also required.

Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

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12 Local Service Centres

This section of the document outlines the proposals in relation to the 13 Local Service Centre villages in the borough. These are the villages which have some services and facilities to meet the needs of their communities and are suitable for a small amount of additional growth.

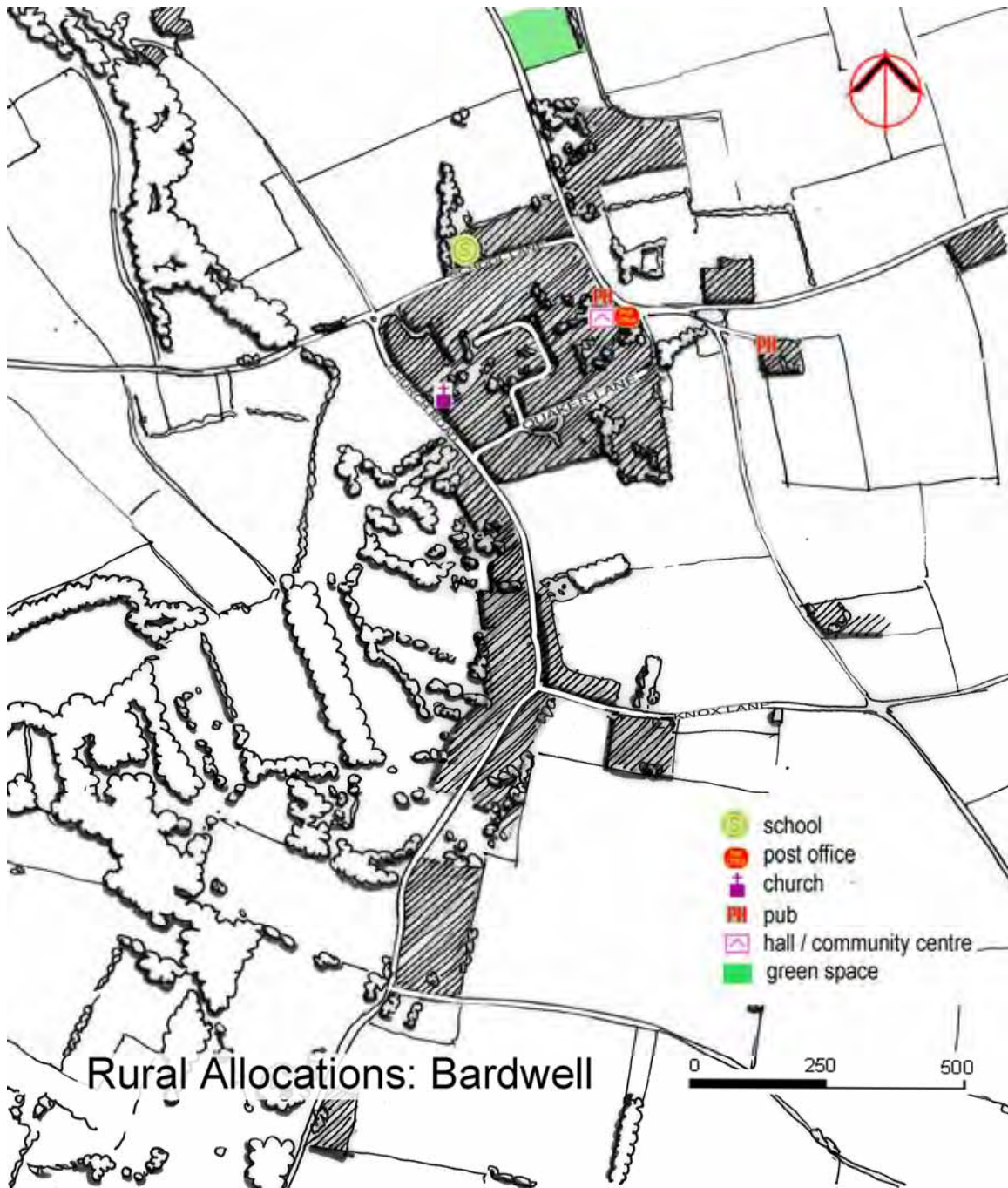
There is a draft policy for each village which sets out proposed development allocations as well as other land use planning issues which may need addressing.

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

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

DRAFT

12.1 Bardwell



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

The local area

12.1.1 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, pub, village hall, church, play area and primary school.

- 12.1.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which is subject to a preferred Options consultation between January and March 2012.
- 12.1.3 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.
- 12.1.4 A housing exception site is nearing completion 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 in the village, and 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.
 - Much of Bardwell is covered by a conservation area. This could restrict development to the east and west of the central village cluster.
 - Small scale development is most likely to be located to the north or east of the settlement.
 - 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 onto Low Street. There are also wildlife designations scattered around the settlement, but are away from the opportunity area identified.
 - 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.
 - Church Road forms a defensible boundary to the north west of the settlement containing development in this direction.
 - Bardwell is served by an infrequent bus service to Bury St Edmunds and the surrounding Key Service Centres.
- 12.1.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 12.1.6 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Bardwell and the surrounding area.
- 12.1.7 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:
- Concerns with the loss in character to the historic heart of the village: 'The Green'

- Impact of development on listed buildings
 - Housing densities do not reflect the existing surroundings
 - Access complications, separate ownership and possible covenants
 - Inadequate infrastructure
 - Flooding (Up Street and The Green)
 - Better suited Brownfield sites
 - Want to encourage more wildlife around 'The Green' area
- 12.1.8 Concerns raised during the issues consultation in 2011 in relation to Bardwell include the following:
- Need for appropriate development to protect the village character
 - Need for small scale development to maintain the viability of the village
- 12.1.9 The village has an active community and has 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 some important issues for consideration in the future growth of the village including;
- 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.
- 12.1.10 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. There are a number of issues which require addressing in the village including a requirement for improved broadband infrastructure, a need for community transport schemes to, in particular, assist the ageing population in the village. There is also a strong desire to maintain the current level of services and facilities in the village.

Development Proposals

- 12.1.11 A number of sites in and adjacent to Bardwell have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.
- 12.1.12 Two sites (7.1a and 7.1b) were put forward as potential housing sites in the Rural Site Allocations Preferred Options Document (April 2010).
- 12.1.13 The consultation comments received in relation to these sites, and further evidenced based work, has suggested that it would not be appropriate to continue to support the allocation of these sites at this time. This is due to the fact that there are other sites within the settlement boundary which may potentially become available in the plan period for development, including land owned by the Royal British Legion (the RBL Club closed in

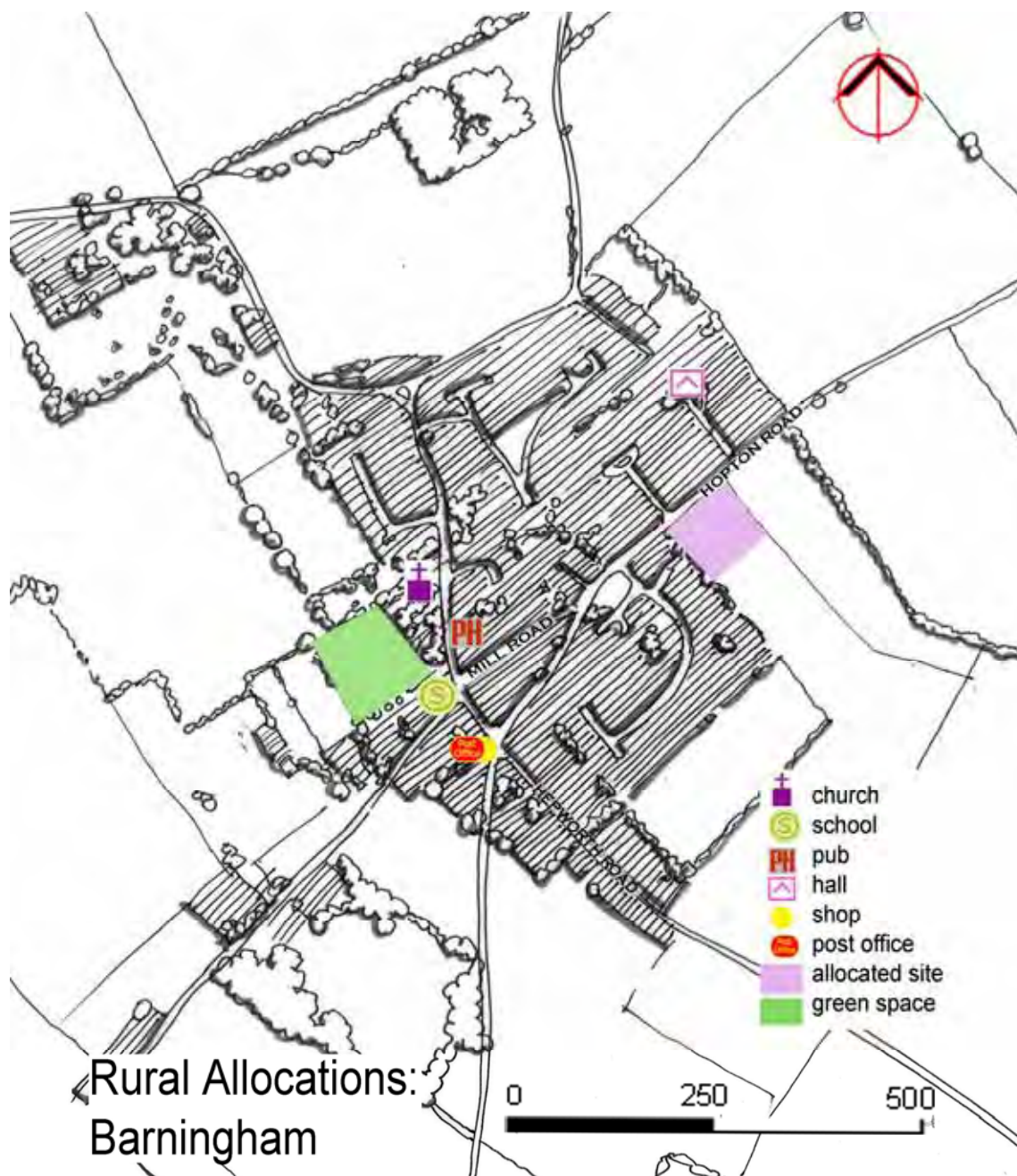
2009). This development could meet the villages needs up to the end of the plan period, at which point a re-appraisal of the village would ascertain whether the opportunities for small scale growth, identified in the evidenced based document 'Rural Vision 2031: Constraints and Opportunities', are still appropriate.

Question: Do you agree with the proposal to not allocate any specific sites for development in Bardwell up to 2031?

If not, please set out your reasons.

DRAFT

12.2 Barningham



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

The local area

12.2.1 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.

- 12.2.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.
- 12.2.3 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.
- 12.2.4 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.

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.
 - There is a flood zone located to the north of Barningham which would appear to constrain any type of housing development in this direction.
 - 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.
 - There is a satisfactory travel to work bus service to Bury St Edmunds.
- 12.2.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 12.2.6 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Barningham and the surrounding area.
- 12.2.7 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:
- Slow speed of house sales
 - Disruption of wildlife habitat
 - Good level of services and facilities which makes it sustainable for future rural growth

Consultation in 2011 highlighted the following issues in relation to Barningham:

- More footpaths are required in the village
- Better broadband needed
- Need for improved public transport

12.2.8 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. 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.

12.2.9 The village is currently in the process of identifying an 'exception site' for the provision of affordable housing to meet local demand and has identified the suggested allocation as one of the potential sites for exception housing. It has since been confirmed that this site is their preferred option. This has implications for the proposed allocation as exception housing can only be realised on sites outside the Housing Settlement Boundary.

12.2.10 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. It should be possible to connect to the public network in Hopton Road.

Development Proposals

12.2.11 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in Section 9 of this document.

12.2.12 A number of sites in and adjacent to Barningham have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.2.13 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.

12.2.14 One site was proposed for development (site 7.2a) in the Rural Site Allocations Preferred Options document (April 2010). The situation, in terms of the availability and deliverability of this site remains unchanged and having taken into account the consultation comments received it is considered that this site is still proposed for development as set out in the draft policy below.

12.2.15 It has been identified that part of this site is suitable for an affordable scheme and so will be brought forward as a housing exception site which will lie outside the Housing Settlement Boundary. This will need to be taken into account in terms of the access to the site which is likely to be shared.

Policy RV11 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 in accordance with the phasing date shown.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

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. Application for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.

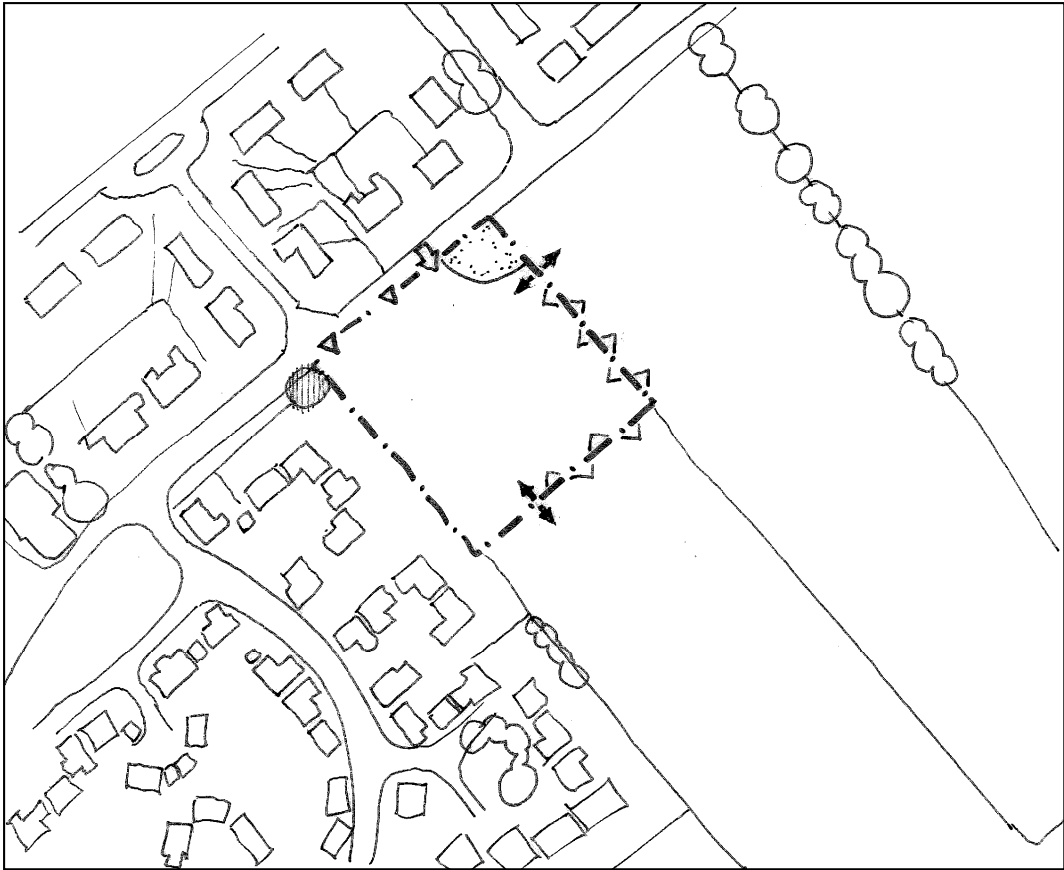
Strategic landscaping and open space must be provided to address the individual site requirements and location.

Statutory consultee's comments

12.2.16 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Barningham. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Subject	Comments
Anglian Water	RV11a (7.2a)	<ul style="list-style-type: none">Infrastructure and/or treatment upgrades would be required to serve proposed growth.
Suffolk County Council	RV11a (7.2a)	<ul style="list-style-type: none">Safety audit would be required for the access onto B1111 road.

Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

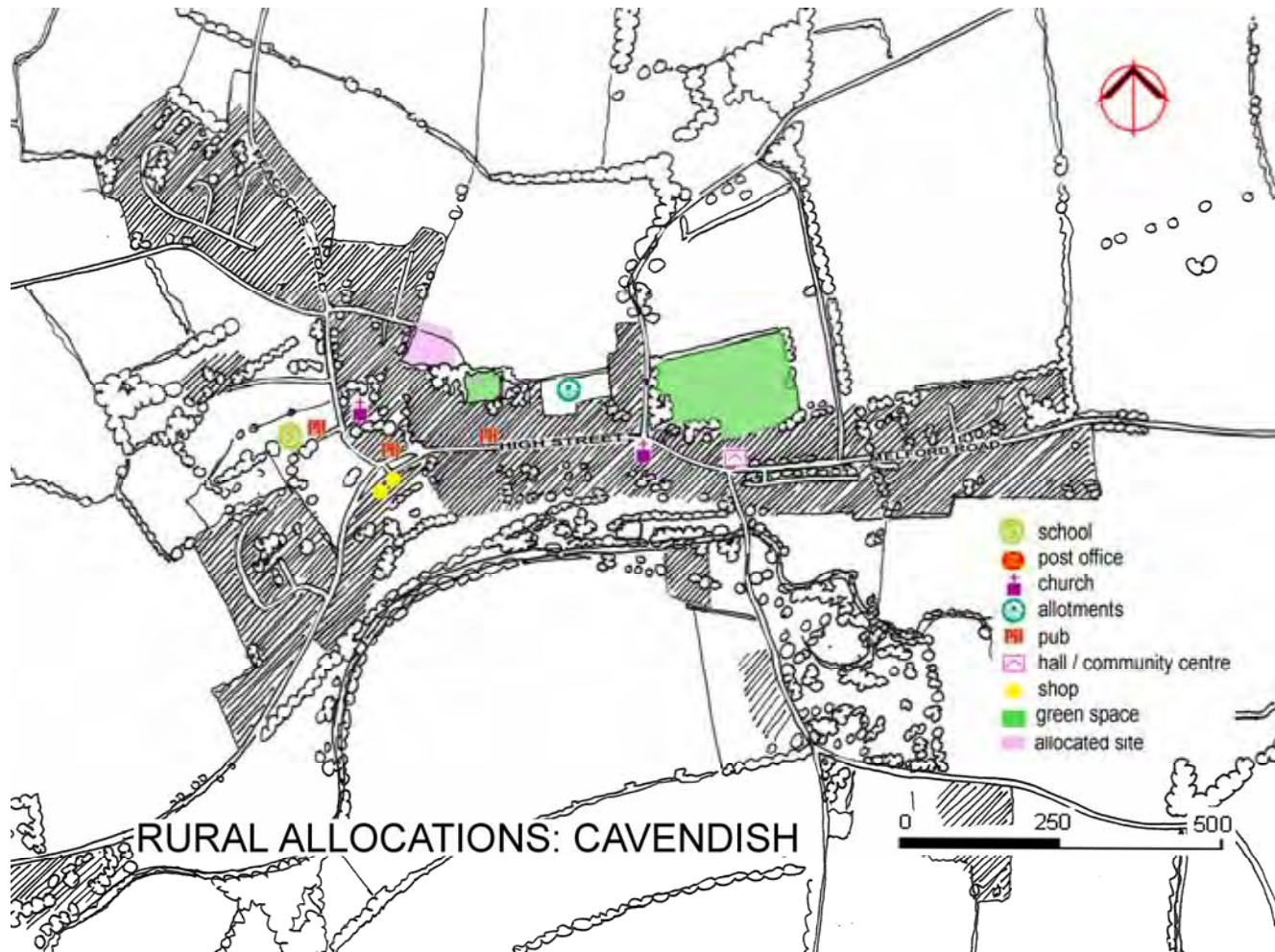


BARNINGHAM
RV11a Land at Hopton Road

0.72 ha : 20 units

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

12.3 Cavendish



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

The local area

12.3.1 Cavendish is located approximately 10 miles east of Haverhill and has a reasonable range of services and facilities including three pubs, a post office, village hall, school and selection of shops.

12.3.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.3.3 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 at the bottom of 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 contains development of the village southwards.
- It also remains important to protect 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.
- 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.
- 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.

12.3.4 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 12.3.5 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Cavendish and the surrounding area.
- 12.3.6 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:
- Inadequate infrastructure
 - Parking issues
 - Poor drainage - problems with pumping station
 - Lack of employment
 - Inconvenient village services (opening times, goods available)

- Noise from construction vehicles
- Loss of important Greenfield sites and bio-diversity
- Disruption of important/characteristic views from church and listed buildings
- No demand for new housing in Cavendish
- Better suited site on the northern spur of Nether Road
- Poor public transport links

Consultations in 2011 highlighted the following issues in relation to Cavendish:

- Large volumes of HGV's and speeding traffic
- Potential closure and loss of village amenities
- Poor road surfaces and need for repairs
- Slow broadband
- Need for a Post Office
- Poor transport links

12.3.7 The village acknowledges its status as a Local Service Centre and is willing to see growth proportionate to its needs. Of the sites previously identified in our Preferred Options document, the site at the end of Nether Road Ref: 7.3b is favoured above that opposite Nether Hall ref: 7.3a.

12.3.8 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 Proposals

12.3.9 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in Section 9 of this document.

12.3.10 A number of sites in and adjacent to Cavendish have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.3.11 Site 7.3a (land opposite Nether Hall) was proposed for development in the Rural Site Allocations Preferred Options document (April 2010). It is considered that this site should not continue to be supported as a proposed allocation at this time due to site access issues and the fact that the site is more remote from the village services and facilities than the other site being proposed.

12.3.12 Therefore one site has been identified for small scale residential development within the village up to 2031.

Policy RV12 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 in accordance with the phasing date.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

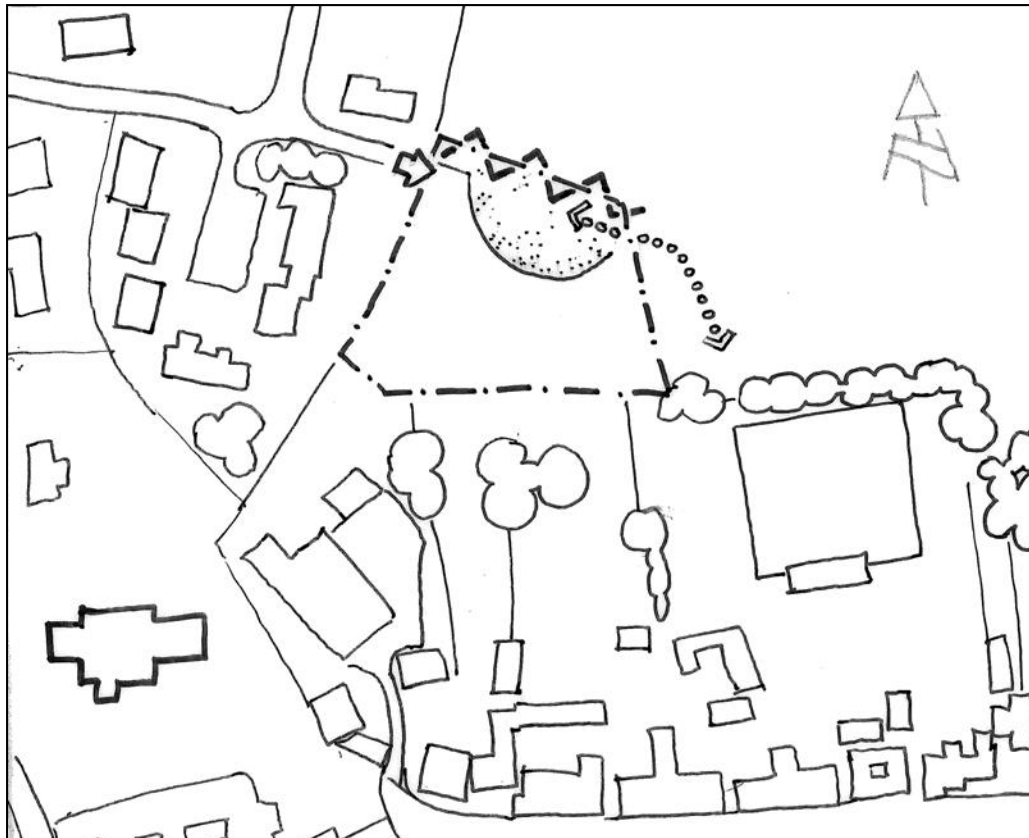
Strategic landscaping and open space must be provided to address the individual site requirements and location.

Statutory consultee's comments

12.3.13 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Cavendish. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
Anglian Water	RV12a (7.3b)	<ul style="list-style-type: none">• Constraints to provision of infrastructure and/or treatment to serve proposed growth.
Suffolk Wildlife Trust	RV12a (7.3b)	<ul style="list-style-type: none">• Requirement to assess possible protected species on site
Suffolk County Council Highways	RV12a (7.3b)	<ul style="list-style-type: none">• Access can be achieved from Nether Road, but road width is only 4.2m. A private drive development of up to 5 dwellings would be maximum supportable. (N.B. subsequent consultation with Highways has indicated that development of up to 10 dwellings would be supported)

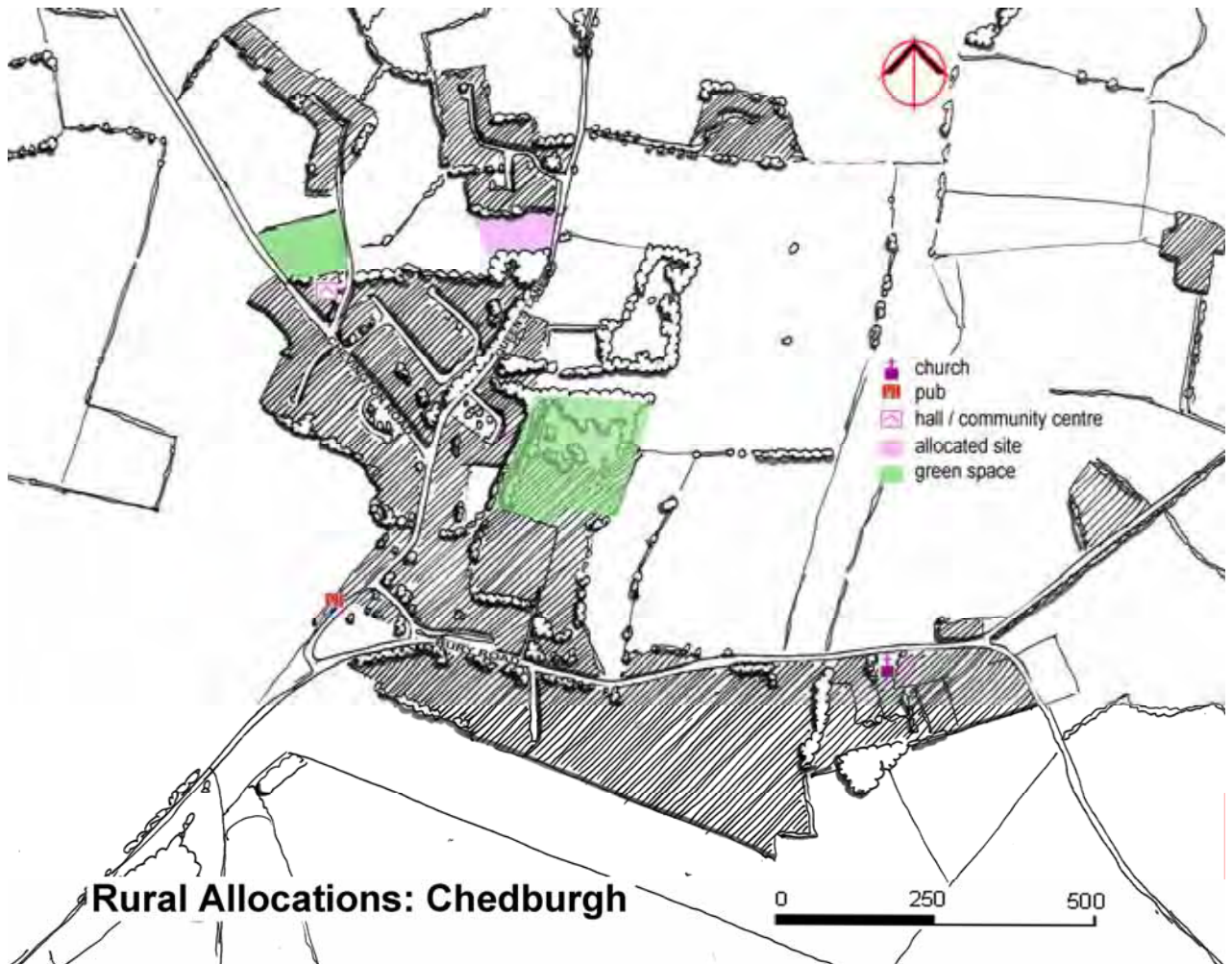
Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?



CAVENDISH
 RV12a Land at end of Nether Road
 0.37 ha : 10 units

- SITE BOUNDARY
- ~ LANDSCAPE BUFFER (PERMEABLE)
- ➔ SITE ACCESS
- ⟨○○○○○○○⟩ PEDESTRIAN LINK
- OPEN SPACE

12.4 Chedburgh



Insert plan

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

The local area

12.4.1 Chedburgh is located approximately 5 miles south west of Bury St Edmunds and has a basic journey to work bus service to town and a good range of employment opportunities.

12.4.2 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.

12.4.3 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.4.4 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 via public transport.

12.4.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.4.6 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Chedburgh and the surrounding area.

12.4.7 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Concern over an increase in traffic volume as a result of development
- Inadequate infrastructure
- Housing density too high
- Need more affordable housing in village
- Queens Lane has been neglected - drainage, blocked ditches, narrowing of the road caused by debris, pedestrian safety
- Poor public transport links

Consultations in 2011 highlighted the following issues in relation to Chedburgh:

- A lack of facilities in the village for young people
- Issues surrounding transport and access to shops/post office/schools
- Lack of central open spaces
- Slow broadband speed
- Need for footpath links from firework factory development
- Speeding traffic in and around the village

12.4.8 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. The main concern raised was the current lack of a footpath link from the 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 site 'The Conifers' which has an outstanding planning permission for 5 dwellings. It is considered important that this issue is recognised in the draft policy which will guide future development in Chedburgh.

Development Proposals

12.4.9 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.

12.4.10 A number of sites in and adjacent to Chedburgh have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.4.11 Two sites were proposed for development in the Rural Site Allocations Preferred Options document (April 2010). Site 7.4a, the former fireworks factory site, was allocated in the Replacement Local Plan for housing. Planning permission on the site was granted in July 2011 and so this site is no longer included as a proposed allocation.

12.4.12 Site 7.4a on Queens Lane was proposed for residential development for 16 dwellings. As a result of further evidenced based work it is considered that this site remains suitable for development, but that the number of houses on the site should be reduced to 10 to allow mitigation against surface water flooding issues on the eastern edge of the site.

Policy RV13 Chedburgh				
Residential development is proposed in Chedburgh on the following Greenfield sites;				
Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative Capacity
a)	Queens Lane	0.7	Long term (after 2026)	10

Residential development on this site should be in accordance with the phasing date shown.

Affordable housing on the site must meet the requirements set out in Core Strategy Policy CS5.

Any application for development on site (a) should demonstrate how surface water flooding issues will be mitigated.

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

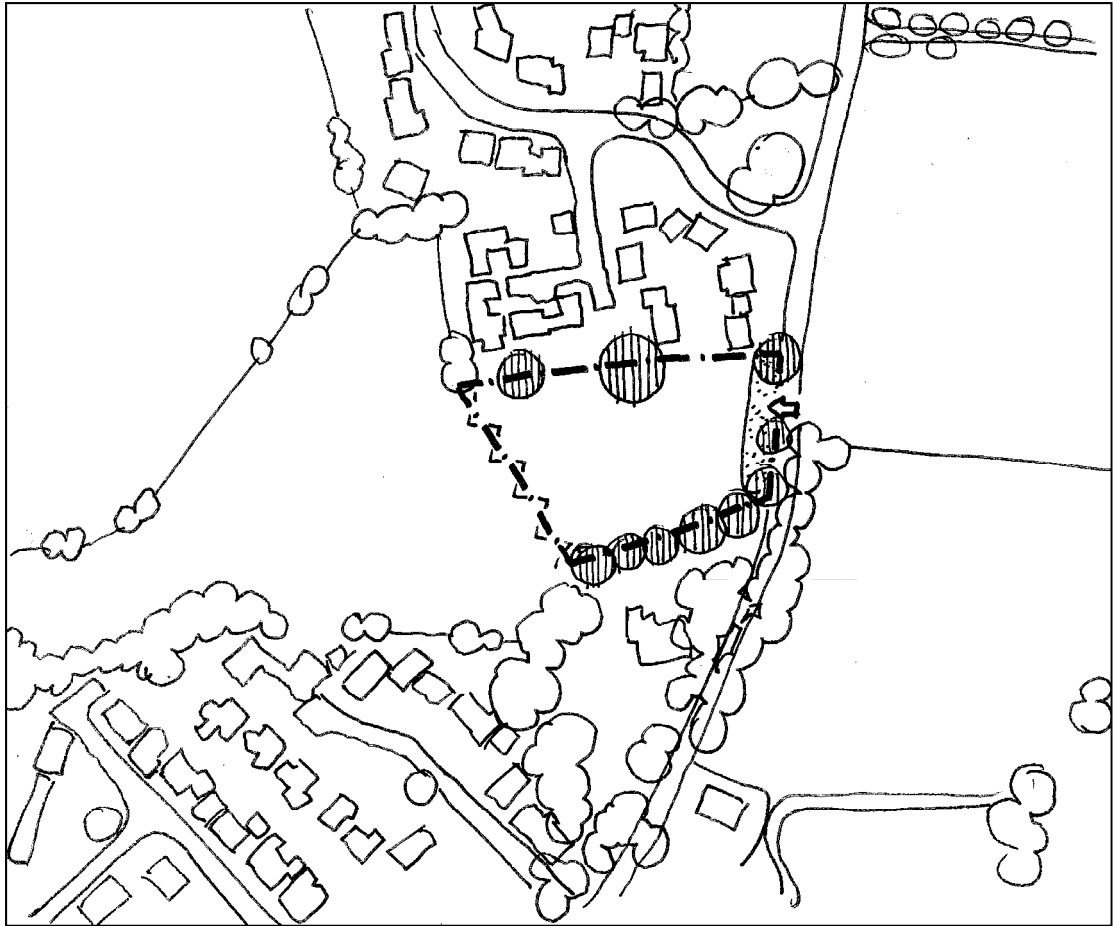
Any proposals to redevelop the site 'The Conifers' will be required to deliver a footpath link between the Fireworks Factory site and 'The Street'.

Statutory Consultee comments

12.4.13 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the sites from statutory consultees are included below to assist you when making your response to the proposals for Chedburgh. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
Anglian Water	RV13b(7.4b)	<ul style="list-style-type: none">• Constraints to provision of infrastructure and/or treatment to serve proposed growth.
Suffolk County Council Highways	LRV13b(7.4b)	<ul style="list-style-type: none">• TA required, safety audit for access required. Restricted site frontage, possible visibility problems, Queens Lane only available access, other is private farm access.

Question: Do you agree with the draft policy? Are there any other issues which you feel need to be taken into account in the policy?

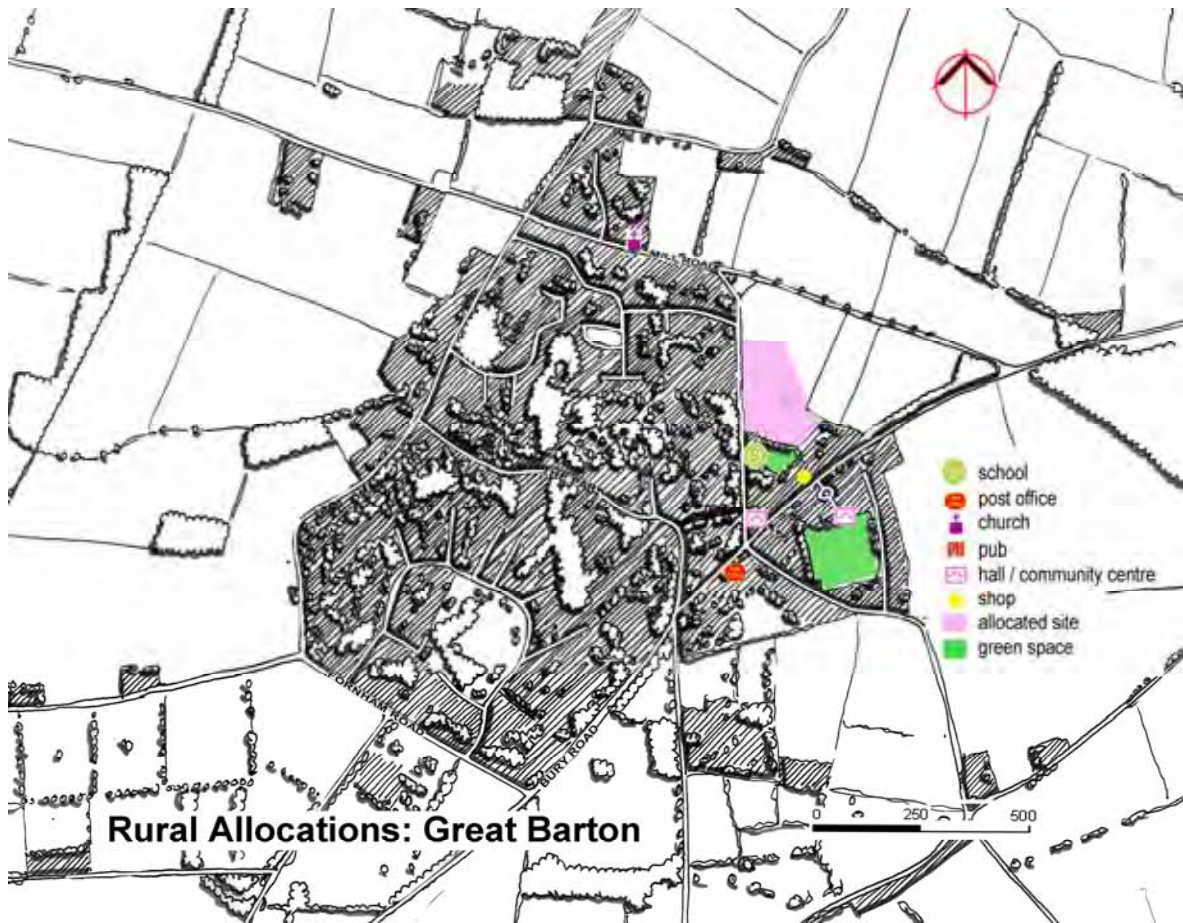


CHEDBURGH
RV13a Queens Lane

0.7ha: 10 units

- SITE BOUNDARY
- SITE ACCESS
- ◐ EXISTING LANDSCAPE FEATURE RETAINED
- ~ LANDSCAPE BUFFER (PERMEABLE)
- ◑ OPEN SPACE

12.5 Great Barton



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

The local area

12.5.1 Great Barton is located less than 5 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.

12.5.2 There are a number of policies elsewhere in the Local Development Framework 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 emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.5.3 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.

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

12.5.5 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.
- New development in Great Barton may be potentially constrained due to safety issues and access onto the A143. Growth to the south is contained by Fornham Road.
- Great Barton contains some listed buildings, although there are no significant clusters.
- 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.
- 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 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.
- 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. The public transport links to Bury St Edmunds are very good, with a frequent bus service to the centre of town.

12.5.6 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

Great Barton CEVC Primary School

12.5.7 The County Council Schools Organisation Review may promote the need for the expansion of the primary school to accommodate two additional year groups.

12.5.8 For this reason, there will need to be some flexibility in development proposals around the primary school site to take account of these potential needs and not constrain this growth.

Great Barton Bypass

12.5.9 The allocation of a large strategic site on the edge of Bury St Edmunds off Compiegne Way 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 Council will work with the developer of the site at Compiegne Way (See Bury St Edmunds Vision 2031 document) to ensure that proposals for development on this site facilitate the future provision of a bypass for Great Barton.

What you have told us

12.5.10 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Great Barton and the surrounding area.

12.5.11 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Great Barton should take more development and be promoted to a Key Service Centre (enabling more chance of funding for a bypass)
- Increased traffic volume brought about by development leading to congestion
- Parking issues, particularly on School Road near the school
- Development should be located close to primary services and facilities
- School Road site should be increased in size, thus eliminating the need for the Mill Road Site
- School Road site should take into account the need for the expansion/redevelopment of the primary school
- Concerns for pedestrian safety on Mill Lane
- Speeding traffic on the A143
- Surface water flooding issue on Mill Lane

Consultation in 2011 highlighted the following issues in relation to Great Barton:

- Speeding and congestion
- Need to retain village identity and character
- Provision of facilities for young people e.g. playgrounds
- Growing need for a bypass
- Need for doctor's surgery, local shops and cafes
- Provision of pavement along A143

12.5.12 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. The Parish Council would like to find a way to address current infrastructure problems in the village including addressing 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.

12.5.13 The Parish Council have undertaken some additional consultation with their local community 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 will help to inform the future development of this section of the Rural Vision.

Development Proposals

- 12.5.14 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.
- 12.5.15 A number of sites in and adjacent to Great Barton have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.
- 12.5.16 Two sites (7.5a School Road and 7.5b Mill Road) were put forward as potential housing sites in the Rural Site Allocations Preferred Options Document (April 2010).
- 12.5.17 The consultation comments received in relation to these sites, and further evidenced based work, has suggested that site 7.5b should not be pursued as an allocated site for residential development at this time, due to the distance of the site from existing services and facilities, relationship of the site to the village, and existing biodiversity constraints.
- 12.5.18 A further appraisal of 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.
- 12.5.19 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.

Policy RV14 Great Barton

Residential and associated development is proposed in Great Barton on the following Greenfield sites;

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative Capacity
a)	School Road (Phase 1)	0.9	Short	20
b)	School Road (Phase 2)	1.0	Medium (after 2021)	20

Residential development on this site will be permitted in accordance with the phasing periods shown.

Affordable housing on sites (a) and (b) must meet the requirements set out in Core Strategy Policy CS5.

On sites (a) and (b) 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 site as a whole. Applications for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.

Development on site (a) must make provision for the potential expansion of Great Barton Primary School and provide increased parking provision for the school.

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 on both sites to address the individual site requirements and locations.

DRAFT

Statutory consultee's comments

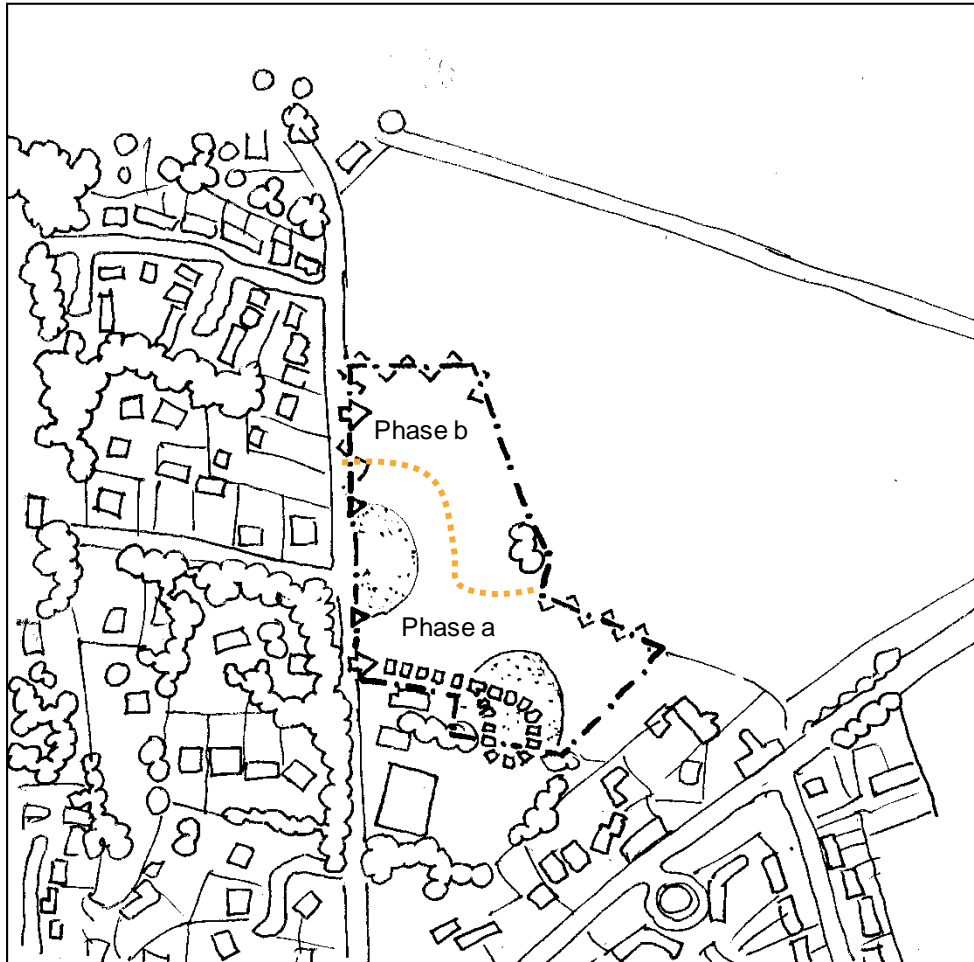
12.5.20 Part of the site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Great Barton. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
Anglian Water	RV14a (7.5a)	<ul style="list-style-type: none">• Infrastructure and/or treatment upgrades would be required to serve proposed growth.
Suffolk County Council Highways	RV14a (7.5a)	<ul style="list-style-type: none">• Access must not form cross roads with School Lane.
Suffolk County Council Education	RV14a (7.5a)	<ul style="list-style-type: none">• Support statement for possible need to expand primary School and that new development should not constrain this.
Suffolk County Council Resources	RV14a (7.5a)	<ul style="list-style-type: none">• Site should be significantly increased in size to show a mixed use development comprising housing, the expansion of Great Barton Primary School, local facilities, business/commercial uses and informal and formal open space.

Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?

Question: Do you agree that long term growth should take place on land to the north east of Great Barton?

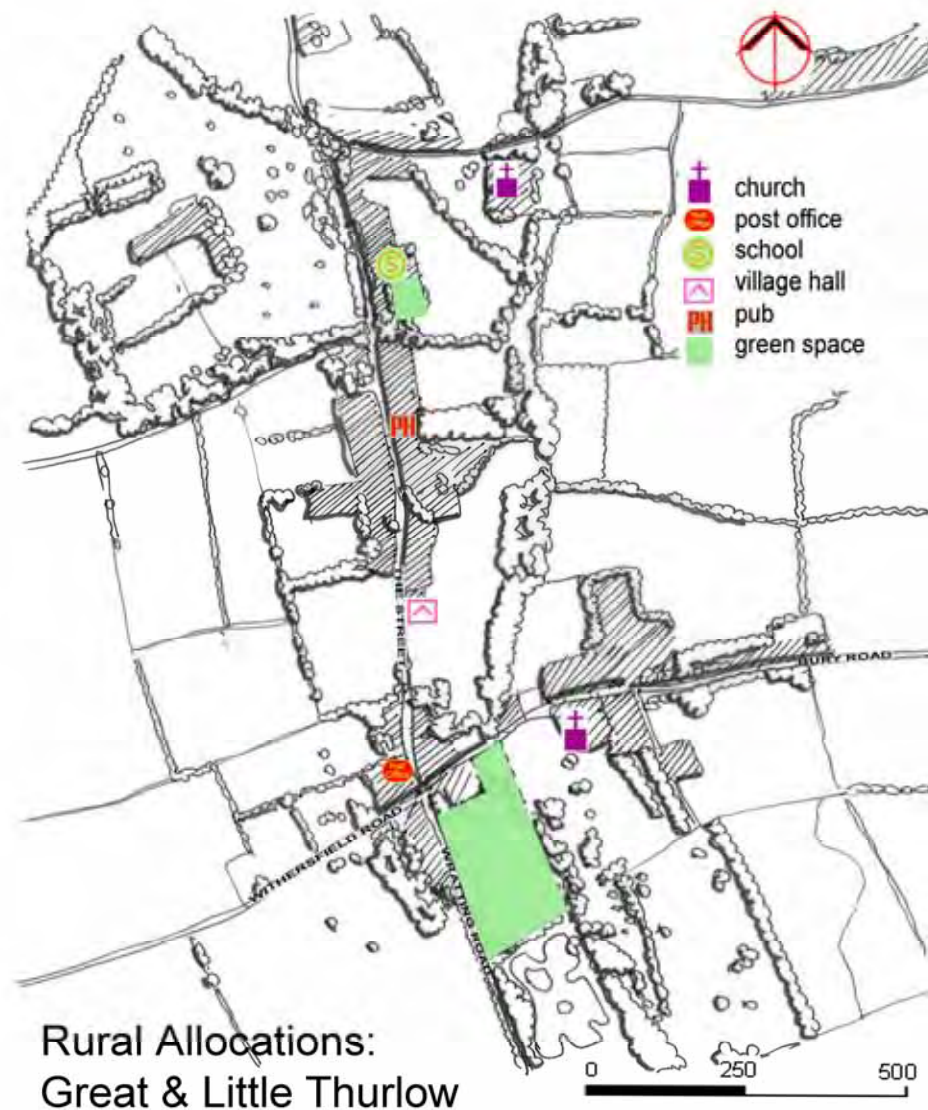
Question: As well as housing, what other uses would you like to see developed in the long term on this area of land?(retail, community facilities etc)



GREAT BARTON
RV14a/b SCHOOL ROAD (40 units)

- SITE BOUNDARY
- SITE ACCESS
- ROUTE THROUGH SITE
- ▷ SECONDARY ACCESS
- ⊙ LANDSCAPE FEATURE RETAINED
- OPEN SPACE

12.6 Great and Little Thurlow



- Local Service Centre
- Range of local services and facilities

The local area

12.6.1 Great and Little Thurlow are located approximately 5 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.

- 12.6.2 There are a number of policies elsewhere in the Local Development Framework 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 emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.
- 12.6.3 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.
- 12.6.4 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

- There are two sites that have been identified as having important species; one to the north of Little Thurlow and one to east of Great Thurlow. These sites will need to be assessed and investigated.
 - 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.
 - Opportunities for development are fundamentally limited by the open space character of the Conservation Area covering the settlement.
 - 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.
 - There are numerous County Council designated archaeological sites. Particularly large sites lie to the west and north of Little Thurlow. Such sites would need to be investigated and assessed before any development could proceed in the area.
 - 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.
 - Great & Little Thurlow have reasonably good vehicular access via 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.
 - The local road infrastructure and junctions may require assessment and potential upgrading if new development is proposed in the locality.
- 12.6.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.6.6 Consultation on the Rural Site Allocations Preferred Options document took place between April and June 2010. During this consultation, the only comments received were from statutory consultees which are highlighted above. No comments were received from the local community in relation to the proposed new development in the village.

12.6.7 The 2011 Rural Vision 2031 issues consultation highlighted the following issues in relation to Great and Little Thurlow:

- Noise created by traffic
- Noise created by pub
- Need for affordable housing

12.6.8 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. There 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.

Development Proposals

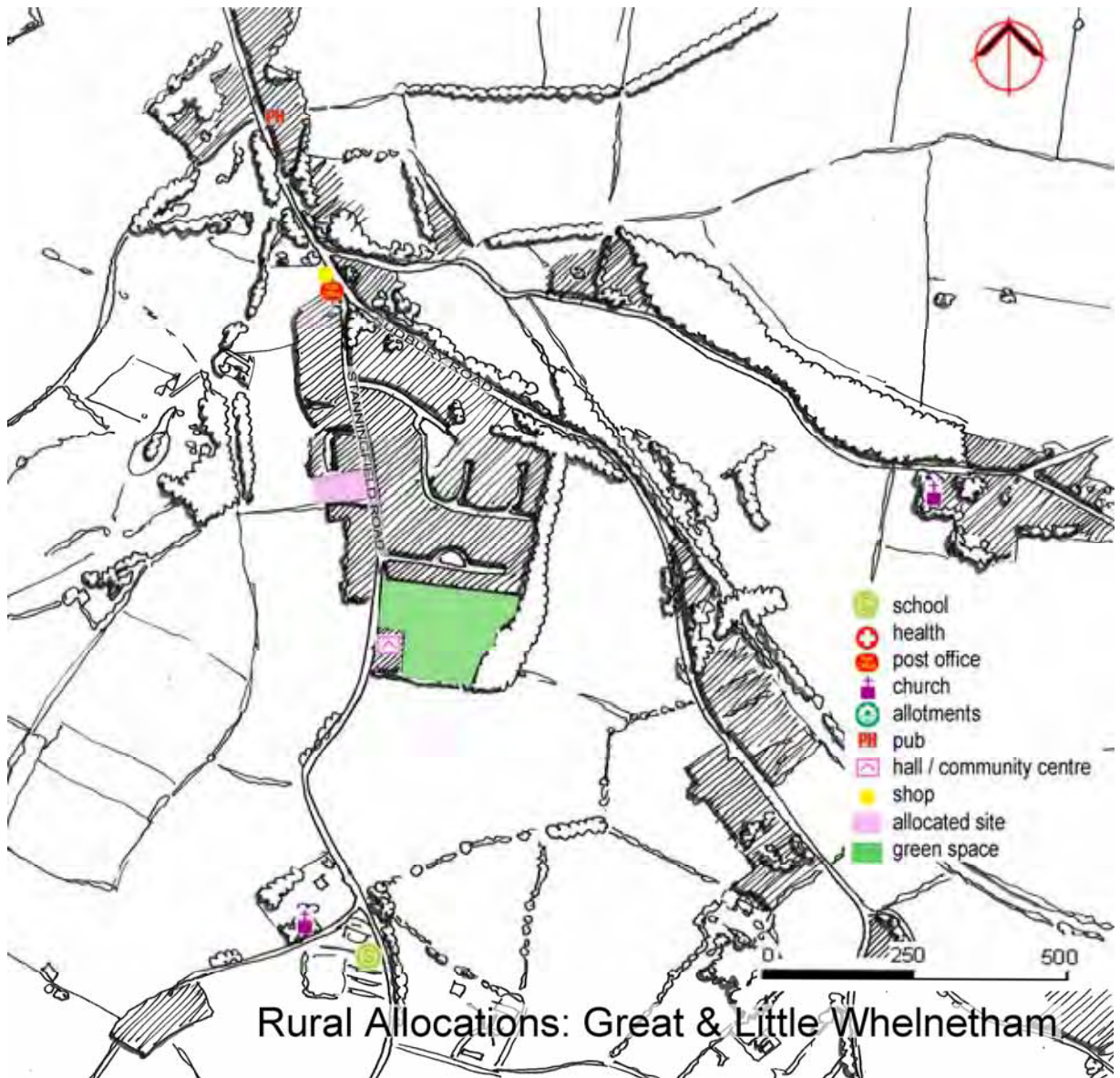
12.6.9 A number of sites in and adjacent to Great and Little Thurlow have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.6.10 The site which was proposed in the Rural Site Allocations Preferred Options document was withdrawn by the landowner shortly after the document was published in 2010. This means that the site is no longer available for development. A further appraisal of the village has identified that due to the existing physical and environmental constraints at this time there are no suitable sites for development in Great and Little Thurlow.

12.6.11 Whilst no sites for development are being proposed in the villages for the period to 2031, it is recognised that there may be opportunities for infill development in the village on brownfield land which could come forward during the plan period. Should any such sites become available the proposals should take into account current national and local planning policy.

Question: Do you agree with the proposals to not allocate any new sites for development in Great and Little Thurlow for the period up to 2031? If not, please set out your reasons below.

12.7 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

12.7.1 Great and Little Whelnetham are located approximately 4 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.

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

emerging Development Management Policies document, which is subject to a preferred Options consultation between January and March 2012.

12.7.3 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

12.7.4 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

- There are two wildlife habitat locations of significance which are already within the built up area.
- 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.
- 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.
- Development should be sensitive to key protected views to the south and north west of the settlement.
- The A134 forms a boundary to new development north of the existing built up area of Sicklesmere.
- 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.
- There are a cluster of archaeological sites between Stanningfield Road and Hawstead Lane that may affect the location of new development.
- Another county designated archaeological site is located opposite the village hall at the windmill, which is also a listed building.
- 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.
- The sewage works in Sicklesmere may pose a constraint to development, due to the required 400m sanitaire cordon, which is the minimum distance in which development should be located away from a sewage work plant.
- A flood zone is identified to the north of the settlement and the A134, which, once passed 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.
- 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.
- There is a satisfactory travel to and from work bus service to Bury St Edmunds with a journey time of around 10 minutes.

12.7.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

- 12.7.6 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Great and Little Whelnetham and the surrounding area.
- 12.7.7 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:
- A need for affordable housing
 - Lack of capacity of sewage works
 - Increased traffic flow from new development
 - Parking issues around Hambrook Close
 - Housing density proposed not in keeping with surroundings
 - Surface water drainage issues
 - Lack of capacity at primary school
 - Endanger pedestrian safety around development site
 - Congestion (A134 junction and Stanningfield Road school area)
 - Loss of agricultural Land
- 12.7.8 Consultations in 2011 highlighted the following issues in relation to Great and Little Whelnetham:
- A need for facilities for young people
 - Problems with traffic in the area
 - An ageing population

Development Proposals

- 12.7.9 The development proposals to meet the needs of the villages are informed by the evidence base and assessments referred to in Section 9 of this document.
- 12.7.10 A number of sites in and adjacent to Great and Little Whelnetham have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.
- 12.7.11 Site 7.7a (land off Tutelina Rise) was proposed for development in the Rural Site Allocations Preferred Options document (April 2010). The situation, in terms of the availability and deliverability of this site remains unchanged and having taken into account the consultation comments received, this site is still proposed for development. However, the density of the site has been reduced from 15 to 10 dwellings to ensure that the form and scale of the development reflects that of the surrounding area. Further detail is set out in the draft policy below;

Policy RV15 Great and Little Whelnetham

Residential development is proposed in Great and Little Whelnetham on the following Greenfield site;

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative Capacity
a)	Land off Tutelina Rise	0.4	Short term	10

Residential development on this site will be permitted in accordance with the phasing period shown.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

Access to site (a) should be provided from Hambrook Close.

Proposals for development on site (a) should reflect the scale and form of surrounding development.

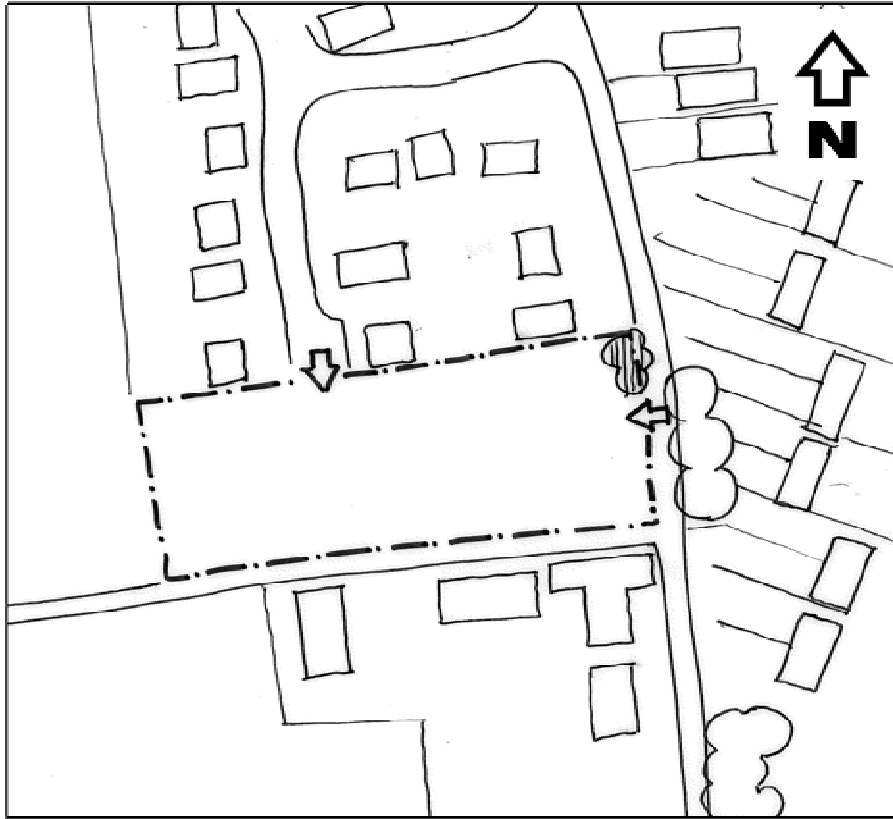
Strategic landscaping and open space must be provided to address the individual site requirements and location.

Statutory consultee's comments




12.7.12 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Great Whelnetham. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document

Organisation	Subject	Comments
Anglian Water	RV15a (7.7a)	<ul style="list-style-type: none">Constraints to provision of infrastructure and/or treatment to serve proposed growth.
Suffolk County Council	RV15a (7.7a)	<ul style="list-style-type: none">Acceptable subject to all access being achieved via Hambrook Close.

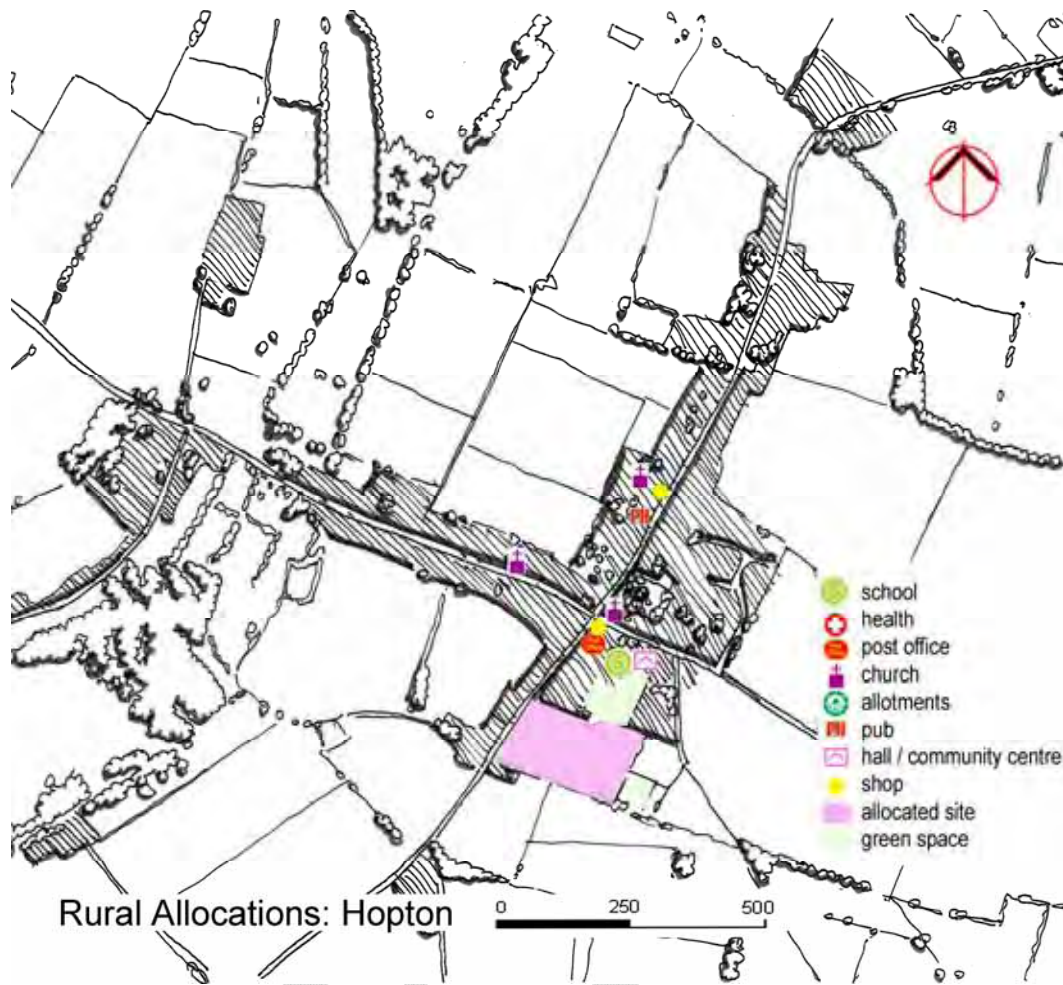
Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?



GREAT WHELNETHAM
RV15a Land off Tutelina Rise
0.4ha 10 units

-  SITE BOUNDARY
-  SITE ACCESS
-  EXISTING LANDSCAPE FEATURE
RETAINED

12.8 Hopton



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

The local area

12.8.1 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.

12.8.2 There are a number of policies elsewhere in the Local Development Framework 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 emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.8.3 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 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.
- A Conservation Area designation covers the area around the church and stretches northwards to cover the properties that front onto 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.
- 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 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.
- 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.
- 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.

12.8.4 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

Hopton Primary School

12.8.5 The County Council Schools Organisation Review may promote the need for the expansion of the primary school to accommodate two additional year groups.

12.8.6 For this reason, there will need to be some flexibility in development proposals around the primary school site to take account of these potential needs and not constrain this growth.

What you have told us

12.8.7 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Hopton and the surrounding area.

12.8.8 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Disruption of an important rural view point (natural vista)
- Access concerns
- Loss of village identity
- Surface water drainage issues
- No foul water sewage
- Congestion at central cross roads
- Conflicts with village character – high density
- Speeding
- Lack of school capacity
- Slow house sales

Consultations in 2011 highlighted the following issues in relation to Hopton:

- A need for facilities for young people/teenagers e.g. sporting facilities
- Problems with speeding traffic in the area and HGV's
- Lack of public transport
- Lack of policing
- Retaining village community and supporting village services
- Lack of road gritting
- Uncertainty over school organisation review and need for Junior School
- Pavements in poor state of repair
- Rise of vandalism and antisocial conduct
- Lack of wheelchair accessibility
- Fear of overdevelopment
- Poor or insufficient parking
- Retaining picturesque views

12.8.9 Hopton has an active village community and in 2006/7 Hopton cum Knettishall Parish Council undertook village surveys to understand the communities 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 to the sale of the hall and its land to pay for a new village hall demonstrated a lack of support for the proposals.

Development Proposals

12.8.10 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in Section 9 of this document.

12.8.11 A number of sites in and adjacent to Hopton have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for

discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

- 12.8.12 There are a couple of sites off the High Street which have been proposed to the Council for development which lie within the Housing Settlement Boundary of the village and so could come forward for development without being allocated in this document.
- 12.8.13 The allocation of site 7.8a in the Rural Site Allocations Preferred Options document, which was supported by the Parish Council, was made prior to the village referendum into the sale of the village hall and land to allow the construction of a new village hall. The community's wishes need to be balanced with the aspirations of the Parish Council in this document.
- 12.8.14 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. There are issues around the need for land for the future expansion of the school, a need for recreational open space, playing fields and affordable housing.
- 12.8.15 It is therefore proposed that the site proposed for development in the Rural Site Allocations Preferred Options document is extended in area to allow for the provision of the expansion of the primary school and an early years educational facility, community facilities, recreational open space and residential development.

Policy RV16 Hopton

Residential development is proposed in Hopton on the following Greenfield site;

Ref	Location	Area (ha)	When development could take place (short/medium/long term)	Indicative Capacity
a)	Land off Bury Road/rear of village hall	2.5	Medium term (after 2021)	25

Residential development on this site will be permitted in accordance with the phasing date shown.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

If site (a) 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 concept statement and masterplan for the site.

Applications for planning permission on site (a) will only be considered once the

concept statement and masterplan have been agreed by the local planning authority.

Development proposals for Land off Bury Road/rear of village hall (a) should incorporate community facilities/village hall and provide a sport pitch/playing field. Proposals for development will need to address the potential need for the expansion of Hopton Primary School and the provision of an early years education facility.

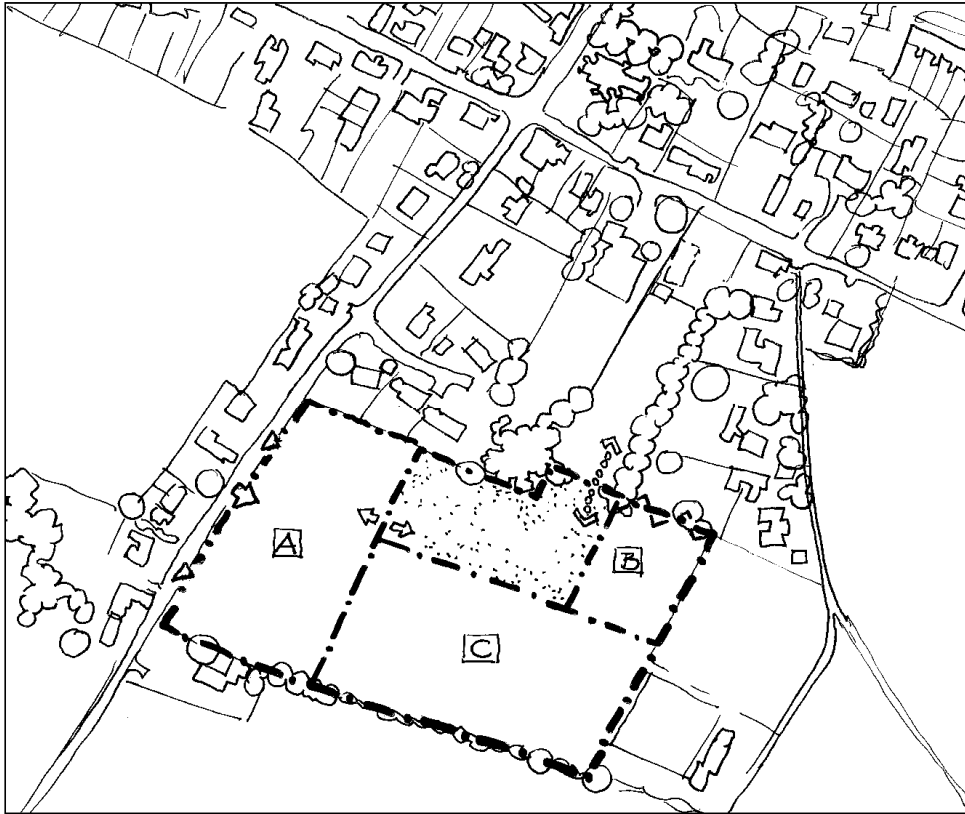
Strategic landscaping and open space must be provided to address the individual site requirements and location.

Statutory consultee's comments

12.8.16 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Hopton. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
Natural England	RV16a (7.8a)	<ul style="list-style-type: none"> Do not object to the allocation subject to the outcome of the Habitats Regulations Assessment.
Anglian Water	RV16a (7.8a)	<ul style="list-style-type: none"> Infrastructure and/or treatment upgrades would be required to serve proposed growth.
Suffolk County Council highways	RV16a (7.8a)	<ul style="list-style-type: none"> TA required, safety audit on access road required. Straight section of B1111 that has speed issues and issues of footway links to village centre.
Suffolk County Council Education	RV16a (7.8a)	<ul style="list-style-type: none"> Primary School capacity issues under School Organisation Review and condition and potential for improving the village hall and lack of sports pitches and playing fields. Proposals that would address these issues in a comprehensive manner by the development of this site would be endorsed.

Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?



HOPTON

RV16a Land off Bury Road/
Rear of Village Hall

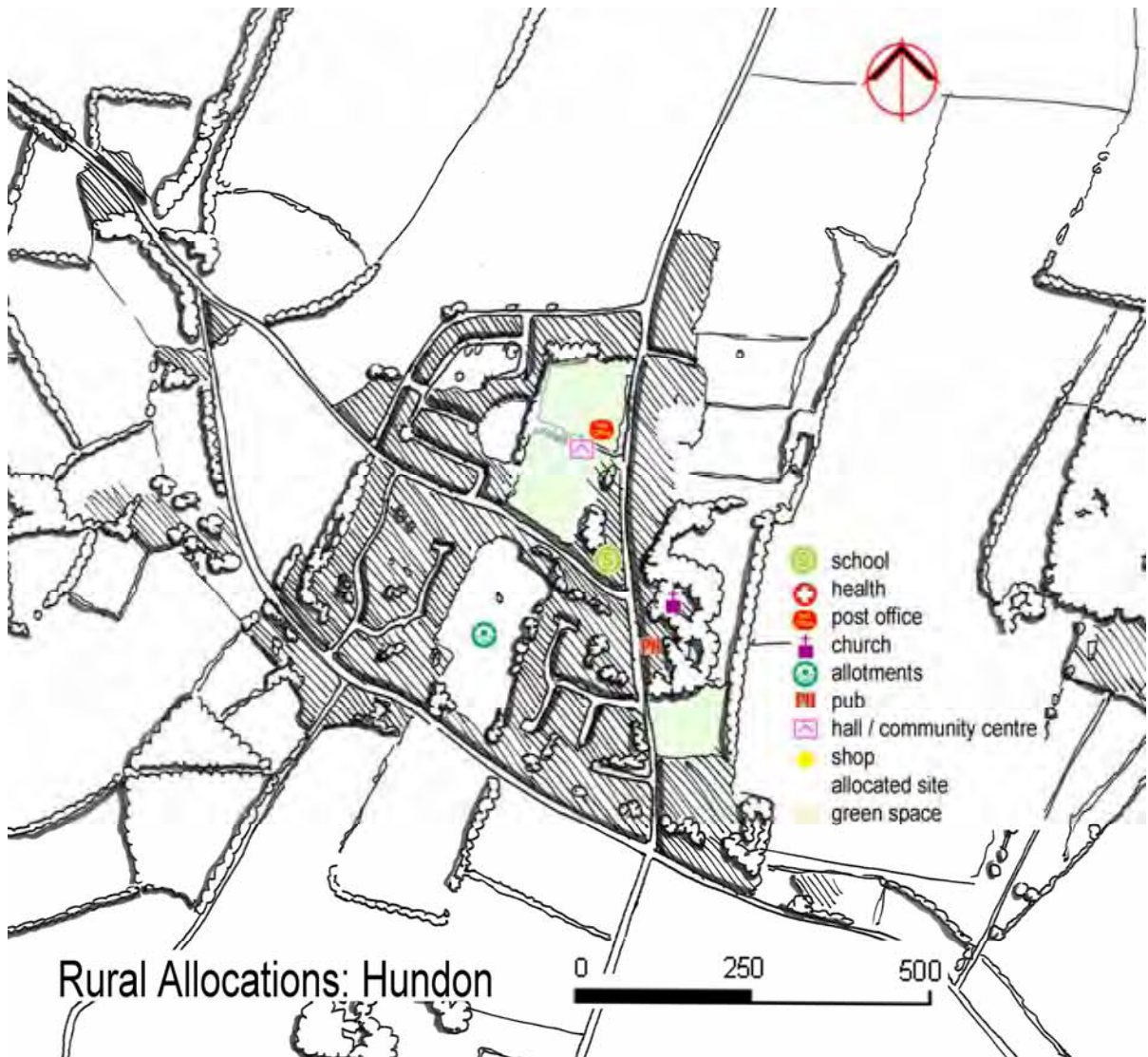
A: 0.825 ha residential (25 units)

B: 0.40 ha community use

C: 1.25 ha playing fields

- SITE BOUNDARY
- ⇨ SITE ACCESS
- ▷ SECONDARY ACCESS
- ⋯ PEDESTRIAN LINK
- OPEN SPACE

12.9 Hundon



- Local Service Centre
- Range of local services and facilities

The local area

12.9.1 Hundon is located approximately 6 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.

12.9.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.9.3 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.
- The southern boundary of Hundon village is covered by a flood zone which will prevent any further development in this direction.
- 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.
- 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.

12.9.4 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.9.5 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Hundon and the surrounding area.

12.9.6 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Poor foul water sewage system – regular blockages

Consultations in 2011 highlighted the following issues in relation to Hundon:

- Dislike windfarms
- Need to maintain the rural character
- Provision of affordable housing
- Maintaining facilities e.g. local post office and shop
- Poor rural transport system
- Lack of pre-school facilities
- Already over-developed
- Insufficient parking
- Flooding issues

- Prevention of crime

12.9.7 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. There is a need for a new/enhanced facility for early year's educational provision in the village. The village is also very keen to ensure the existing shop and pub in the village continue to thrive.

Development Proposals

12.9.8 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.

12.9.9 A number of sites in and adjacent to Hundon have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

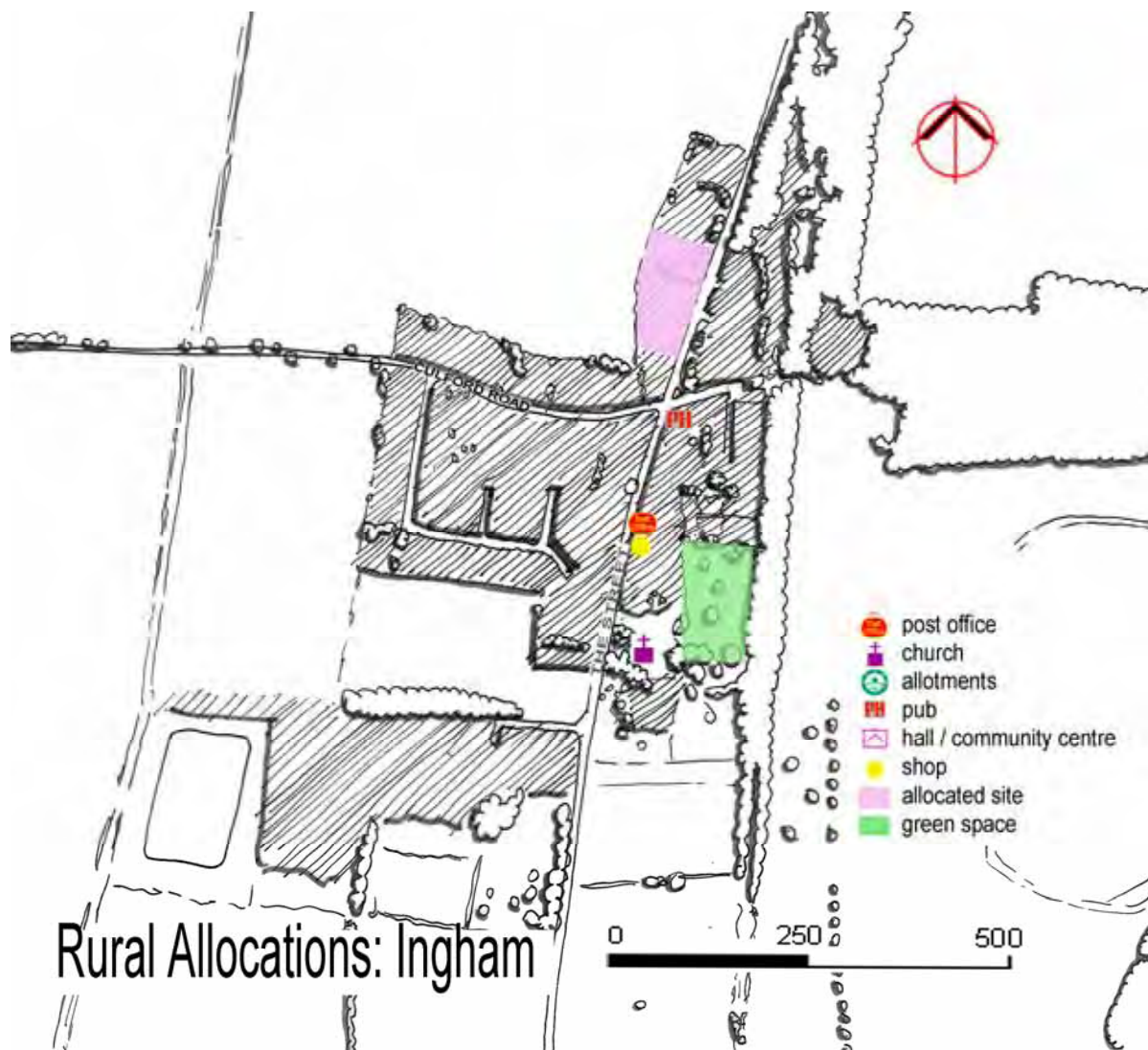
12.9.10 The previous site put forward in the Rural Site Allocations Preferred Options Document (7.9a) proposed a residential development of 15 homes. The consultation comment received in relation to the site from Suffolk County Council suggested that it would not be appropriate to continue to support the allocation of this site for residential use as it is required for the future expansion of the primary school and early years educational provision/community facility.

12.9.11 However, the school has been recently extended to accommodate two additional year groups within the existing site and potential exists for early year's 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 the 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. Therefore no sites for development are proposed in Hundon.

Question: Do you agree with the proposal to not allocate any specific sites for development in Hundon up to 2031?

If not, please set out your reasons.

12.10 Ingham



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

The local area

12.10.1 Ingham is located approximately 5 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 and post office and public house.

12.10.2 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.

12.10.3 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy (2010) and the emerging Development Management Policies document, which was

subject to a preferred Options consultation between January and March 2012.

12.10.4 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.

12.10.5 The busy A134 that cuts through the village is a risk in terms of highway safety and additional accesses onto 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
- 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 affect of new development on the surrounding landscape should be minimal.
- There are two large county council designated archaeological sites, both lie south east of development on The Street.
- There are no flood risk zones within the vicinity of Ingham.
- 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 onto this busy road; junction upgrades may be necessary.
- There are good travel to and from work bus links to Bury St Edmunds from Ingham.

12.10.6 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.10.7 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the Rural Vision issues consultation between March and May 2011 highlighted a number of issues for residents of Ingham and the surrounding area.

12.10.8 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Preserve the character of the most scenic and historic part of the village
- Greenfield site and the loss of agricultural land
- Access onto the A134 is an issue
- Loss of picturesque view and a visual amenity
- No school facilities available
- Better suited sites for development in the village
- Speeding

12.10.9 There were no specific issues raised relating to Ingham during the 2011 issues consultations.

Development Proposals

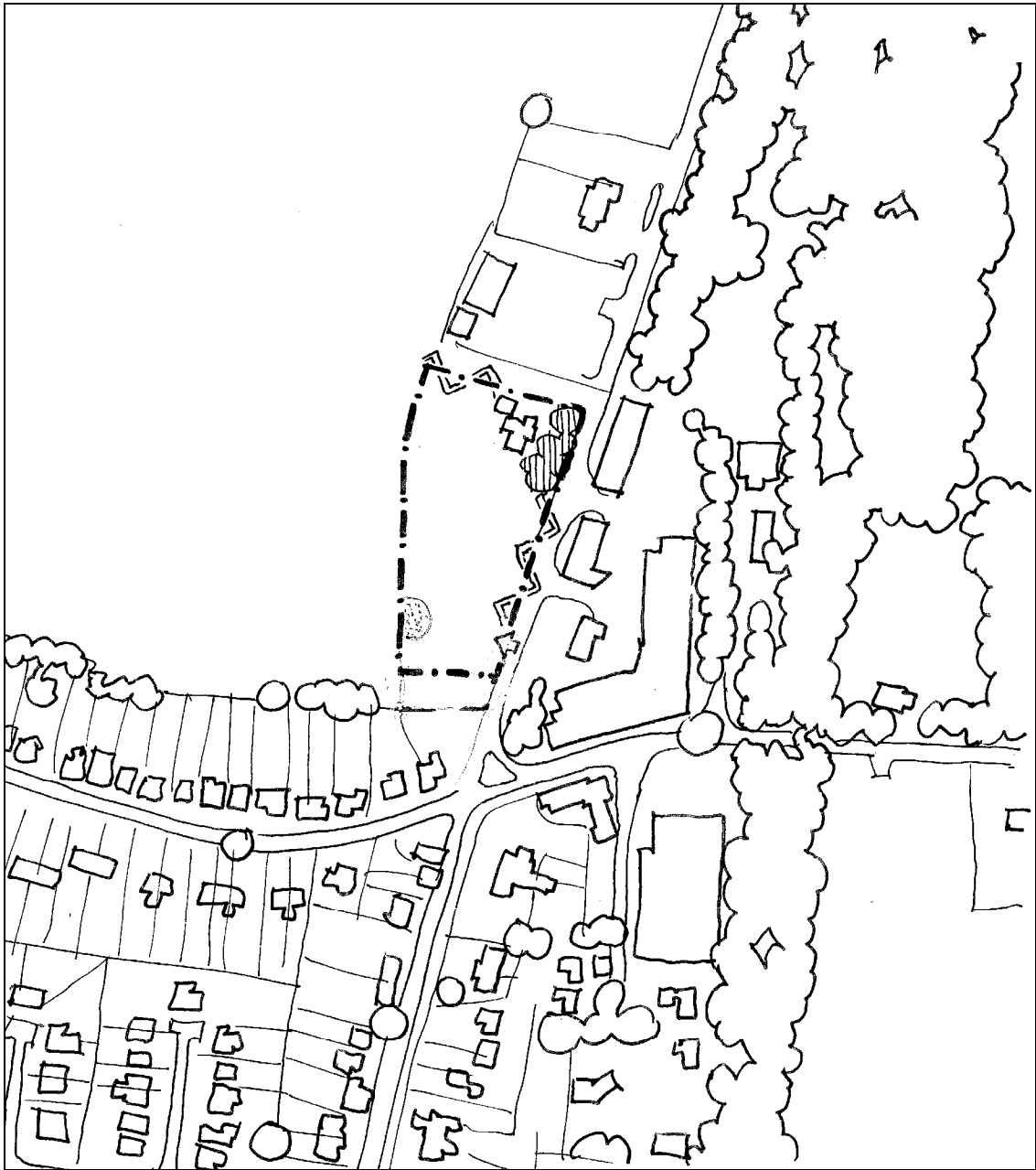
12.10.10 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in Section 9 of this document.

12.10.11 A number of sites in and adjacent to Ingham have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document ‘St Edmundsbury Discounted Sites’ which is available on the Council’s website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.10.12 One site was proposed for development (site 7.10a) in the Rural Site Allocations Preferred Options document (April 2010). A further appraisal of the village and a review of the consultation comments has identified that there are other opportunities for development in the village and an area of hardstanding to the north of the village, west of the A134, is proposed as a more suitable alternative than the originally proposed greenfield site.

Policy RV17 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 in accordance with the phasing period shown.				
Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.				
Development at the Site to the (a) 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.				

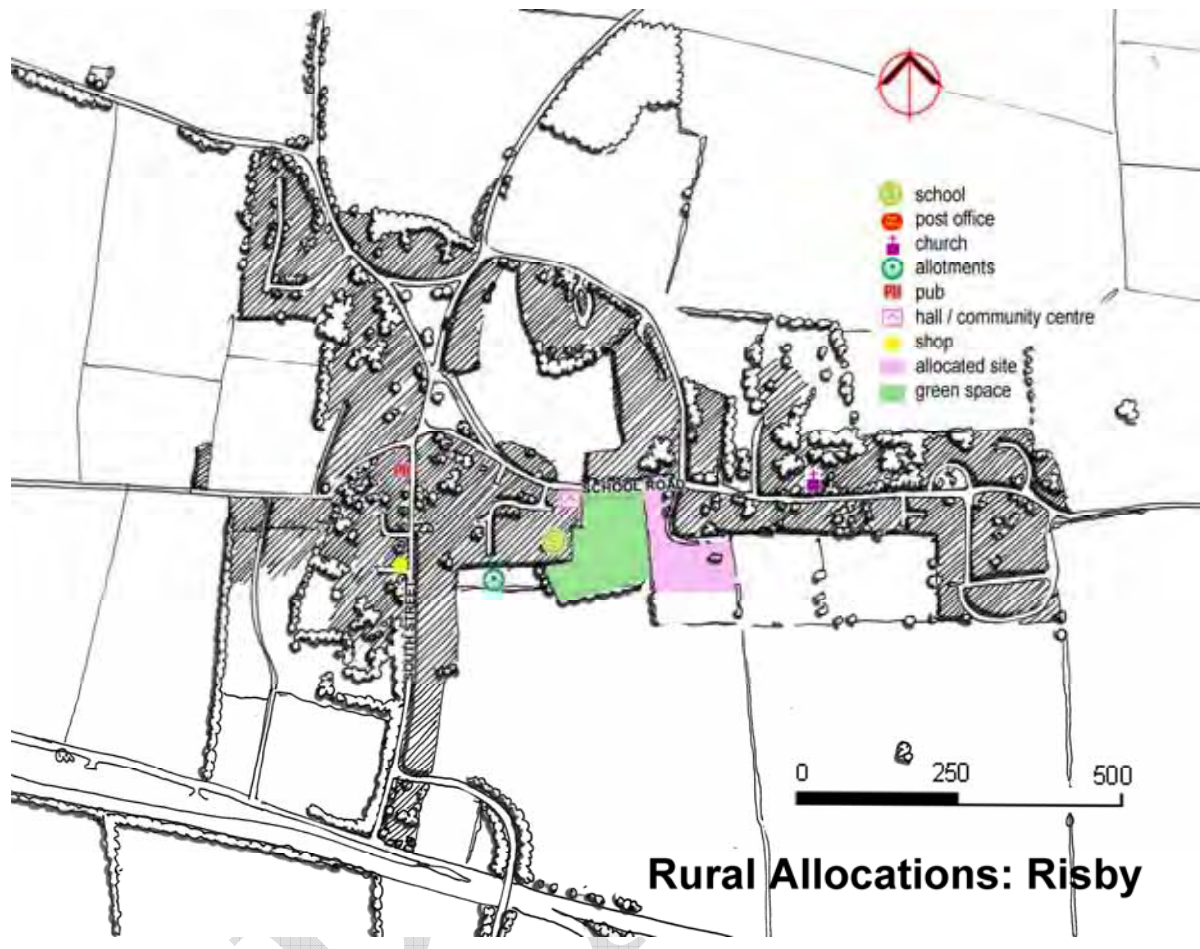
Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?



INGHAM
 RV17a Land at The Gables
 0.83 ha
 22 units + existing bungalow

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

12.11 Risby



Rural Allocations: Risby

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

The local area

12.11.1 Risby is located approximately 4 miles from the centre of Bury St Edmunds and although it lacks a primary health care facilities or a convenience shop, it has a primary school, pub, village hall, church and play area.

Furthermore, the local farm shop began to stock convenience goods providing an important local service, and the Saxham Business Park and Risby Business Park provide a wide range of local jobs.

12.11.2 There are a number of policies elsewhere in the Local Development Framework which seek to protect and enhance the important facilities and services in the village. These policies are within the Core Strategy (2010) and the emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.11.3 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.

12.11.4 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.

Local constraints and opportunities

- There is a 1.5km buffer to development preventing any extension of Risby to the west towards the Breckland Special Protection Area
- Grade 2 agricultural land surrounds the settlement which, although is not a fundamental constraint to development, preference is given to avoiding higher quality grade land.
- County Wildlife Sites form a fundamental constraint to development to the north and east requiring appropriate buffers to development.
- There are no topography issues affecting development within or around Risby.
- Development around Risby is not constrained by potential coalescence with adjoining settlements.
- The A14 to the south forms a defensible boundary to southward expansion of the village.
- 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.
- 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.
- Cumulative impact on flows around A14 has been considered within Highways Agency modelling, and the A14 Infrastructure and Junction Capacity Study.
- There is a regular bus service from Risby to Bury.
- 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.

12.11.5 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.11.6 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the issues consultation between March and May 2011 highlighted a number of issues for residents of Risby and the surrounding area.

12.11.7 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Major development of 20 houses has recently been completed in Risby (Hanbury Paddocks)
- Development should be sympathetic of the Conservation Area
- Disproportionate housing density

- Proposal goes against what has been specified by residents in the preparation of the Risby Parish Plan (sites of 5-7 dwellings max)
- Congestion at peak times
- Poor services (i.e. No shop and infrequent bus service)
- Proposal on Greenfield/agricultural land
- Inadequate infrastructure
- Few local employment opportunities

12.11.8 Issues raised relating to Risby during the 2011 issues consultations were as follows:

- Over-development
- Destruction of the village's unique charm
- Re-siting of school with pre-school
- Poor internet access
- Lack of affordable housing

12.11.9 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. The meeting principally focused on the impact of potential development on School Road on which the Parish Council have had pre-application consultation. The Parish Council were not averse to the development if it delivered the pre-school, but had concerns on the detail of the scheme and local impact. Other issues which were raised included 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 site to existing school and improvements to South Street.

Development Proposals

12.11.10 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.

12.11.11 A number of sites in and adjacent to Risby have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.11.12 One site was proposed for development (site 7.11a) in the Rural Site Allocations Preferred Options document (April 2010). The situation, in terms of the availability and deliverability of this site remains unchanged and having taken into account the consultation comments received it is considered that this site is still proposed for residential development. There is a need for an early years educational facility in the village and it is proposed that it would be suitable to locate this facility on this site. More detail is set out in the draft policy below;

Policy RV18 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	1.3	Short term	20 (with pre-school on site)

Residential development on this site will be permitted in accordance with the phasing date shown.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

On the site (a) the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the whole site.

Application for planning permission will only be considered once the Development Brief has been agreed by the local planning authority.

Development on the site must provide enhanced footpath and cycleway access to the village centre, community centre and primary school.

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

A pre-school facility is required in Risby and the preferred option is for this to be located adjacent to existing community/education facilities. If this is not possible then provision for a pre-school should be made at the northern end of site (a).

Statutory Consultees comments

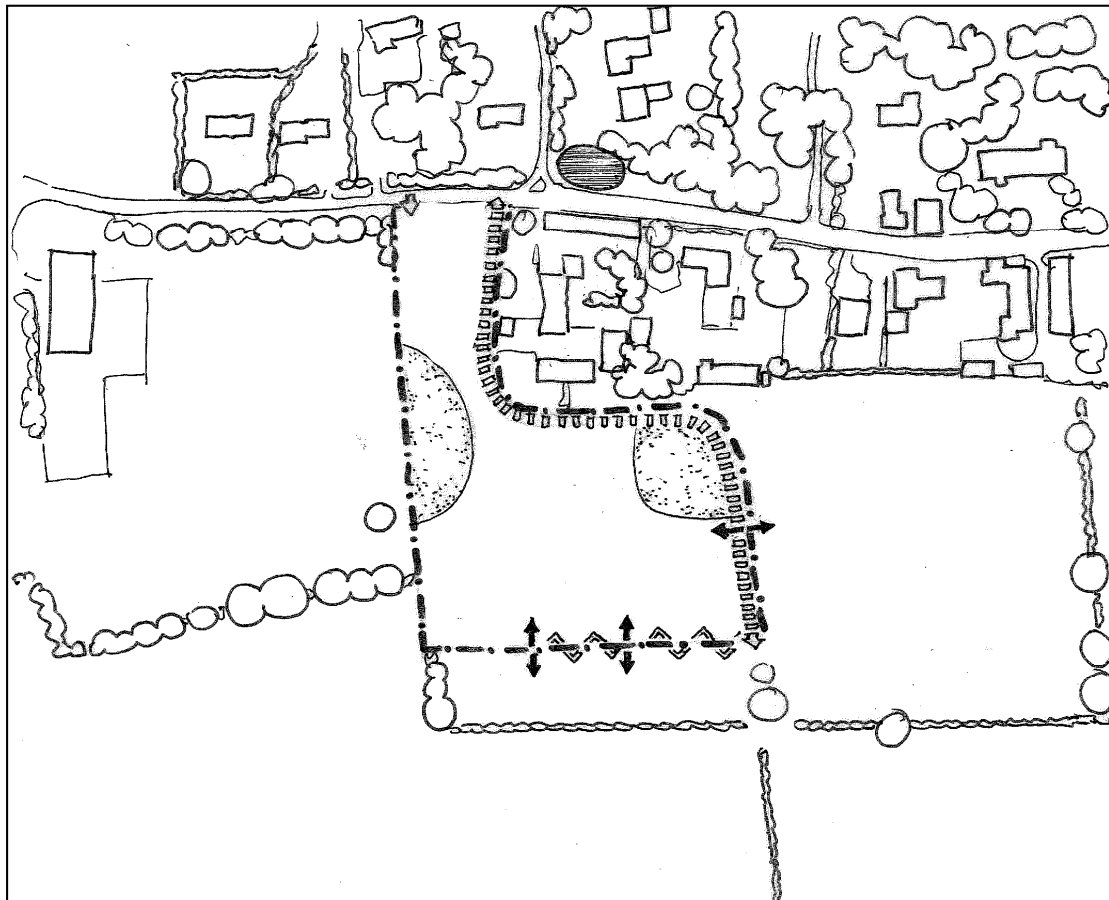
12.11.13 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Risby. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	General Comments
Natural England	RV18a (7.11a)	<ul style="list-style-type: none">This site would require a project level Habitats Regulation Assessment.
RSPB	RV18a (7.11a)	<ul style="list-style-type: none">Support the inclusion of Site 7.11a in the full Habitats Regulation Assessment.
Anglian Water	RV18a (7.11a)	<ul style="list-style-type: none">Infrastructure and/or treatment upgrades would be required to serve proposed growth.

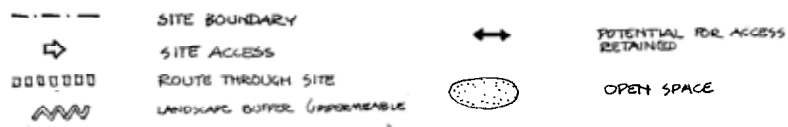
Suffolk Wildlife Trust	RV18a (7.11a)	<ul style="list-style-type: none"> Site lies within the SPA buffer zone, so the site will need to be assessed with regards to any significant effects on the species within. The grass sward is not species-rich, but there is a very large veteran oak in the south-western corner which will need to be buffered from any future development.
Suffolk County Council Highways	RV18a (7.11a)	<ul style="list-style-type: none"> TA required. Safety audit required on access. May not be sufficient highway frontage to allow acceptable access.
Suffolk County Council Education	RV18a (7.11a)	<ul style="list-style-type: none"> In Group 3 of School Organisation Review so no options have been consulted on yet. Development on this site would not create capacity issues. SCC currently researching options for increasing the schools site area.

Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?

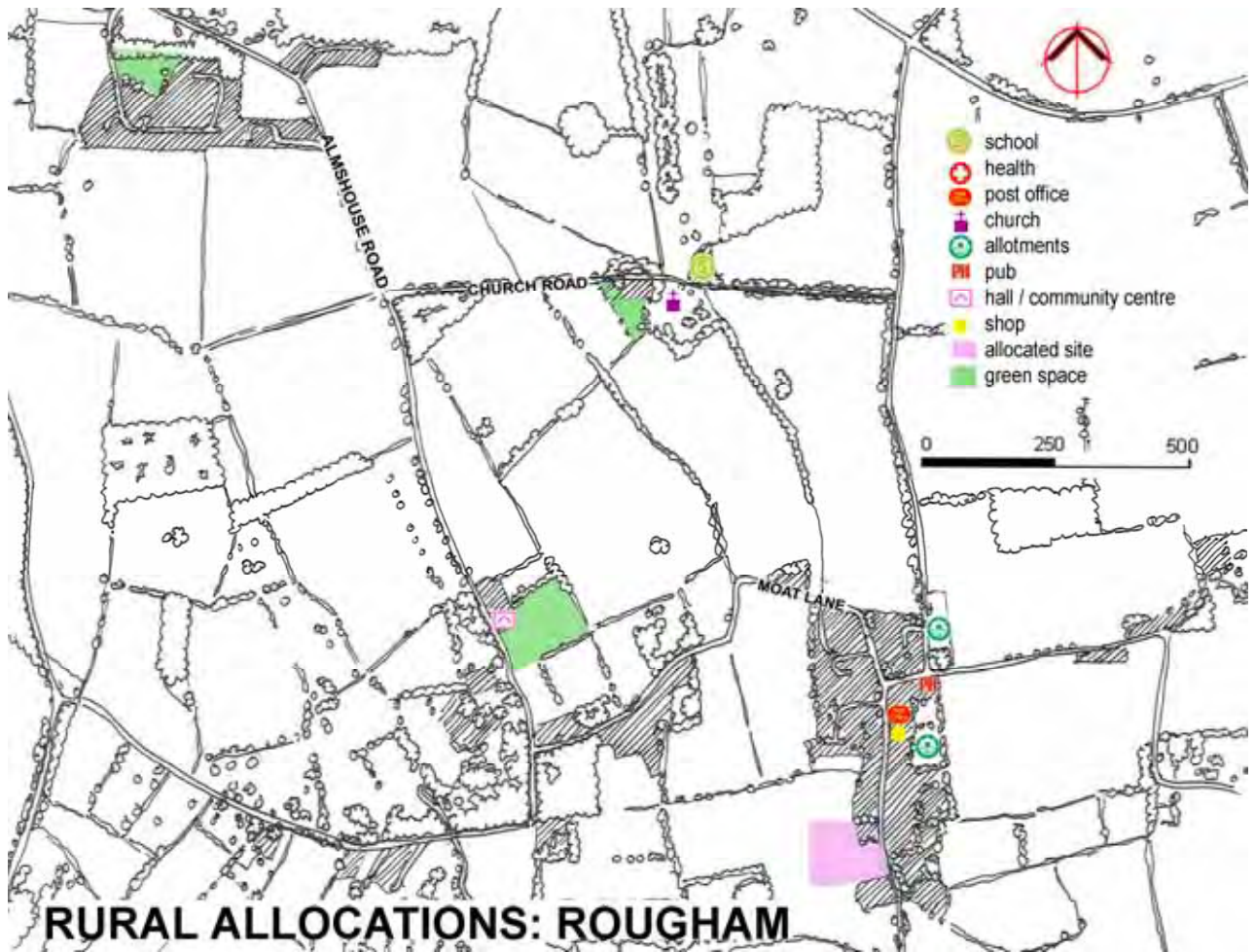
DRAFT



RISBY
 RV18a Adjacent to Cricket Pitch
 1.26 ha : 20 units



12.12 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

12.12.1 Rougham is located approximately 6 miles from the centre of Bury St Edmunds and has a good range of services and facilities including a primary school, village shop, post office, a pub, a village hall and a play area.

12.12.2 There are a number of policies elsewhere in the Local Development Framework 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 emerging Development Management Policies document, which was subject to a preferred Options consultation between January and March 2012.

12.12.3 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.

12.12.4 The settlement of Rougham is divided into two key areas; the Kingshall Street area and the Blackthorpe area. The main shops of the village are 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.

12.12.5 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 village 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.
- The surrounding landscape in the Rougham area is relatively flat; this prevents development that would affect key protected views to the south.
- Development at Blackthorpe is centred around two roads; Mouse Lane and Newthorpe. There are listed buildings at Blackthorpe Farm, but none within the existing settlement boundary. There is no designated conservation area and only one small archaeological site that runs north-south at the western end of Newthorpe.
- In Kingshall Street development takes a linear form along the main road. Rougham does not have a conservation area and very few listed buildings. There are two archaeological sites highlighted to the west of Kingshall Street.
- The Blackthorpe and Kingshall Street areas of Rougham do not contain flood risk zones.
- Rougham is ideally situated for access via the Rookery Crossroads onto the A14 towards Bury St Edmunds and Ipswich. 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.
- The travel to and from work bus service to Bury St Edmunds from Rougham is less than satisfactory.

12.12.6 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.12.7 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the Rural Vision 2031 issues consultation, between March and May 2011, highlighted a number of issues for residents of Rougham and the surrounding area.

12.12.8 The comments received during the 2010 consultation in relation to the proposed new development in the village highlighted the following issues:

- Loss of a characteristic view/visual amenity
- Pedestrian safety to access village services and amenities
- Greenfield site and the loss of agricultural land
- Poor infrastructure in and around the Rougham area and an increase in traffic flow
- Drainage issues and flooding.
- Close proximity to high voltage electricity pylons
- Crosses a physical boundary (road) of the village, therefore sets a new precedent for future development, non-cohesive, unrelated to the remainder of the village
- Better suited sites within the village that will impact less
- Encourage linear development down Moat Lane

12.12.9 Issues raised relating to Rougham during the 2011 issues consultations were as follows:

- Lack of public transport
- Need for more public footpaths
- Lack of affordable housing

12.12.10 A meeting with the Parish Council in August 2011 helped to reaffirm and outline the key issues the village community would like to address over the plan period. The Parish Council objected to the site proposed in the Rural Site Allocations document (April 2010) and in consultation with the landowners, Rougham Estate, have proposed an alternative area of land for development to the rear of existing development on Kingshall Street.

Development Proposals

12.12.11 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in section 9 of this document.

12.12.12 A number of sites in and adjacent to Rougham have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.12.13 One site (7.2a) was put forward as a potential housing site in the Rural Site Allocations Preferred Options Document (April 2010). The consultation comments received in relation to this site, and further evidenced based work, has suggested that it would not be appropriate to continue to support the allocation of site 7.2a at this time, as another more appropriately situated site has since become available at the south of Kingshall Street.

12.12.14 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 draft policy below;

Policy RV19 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

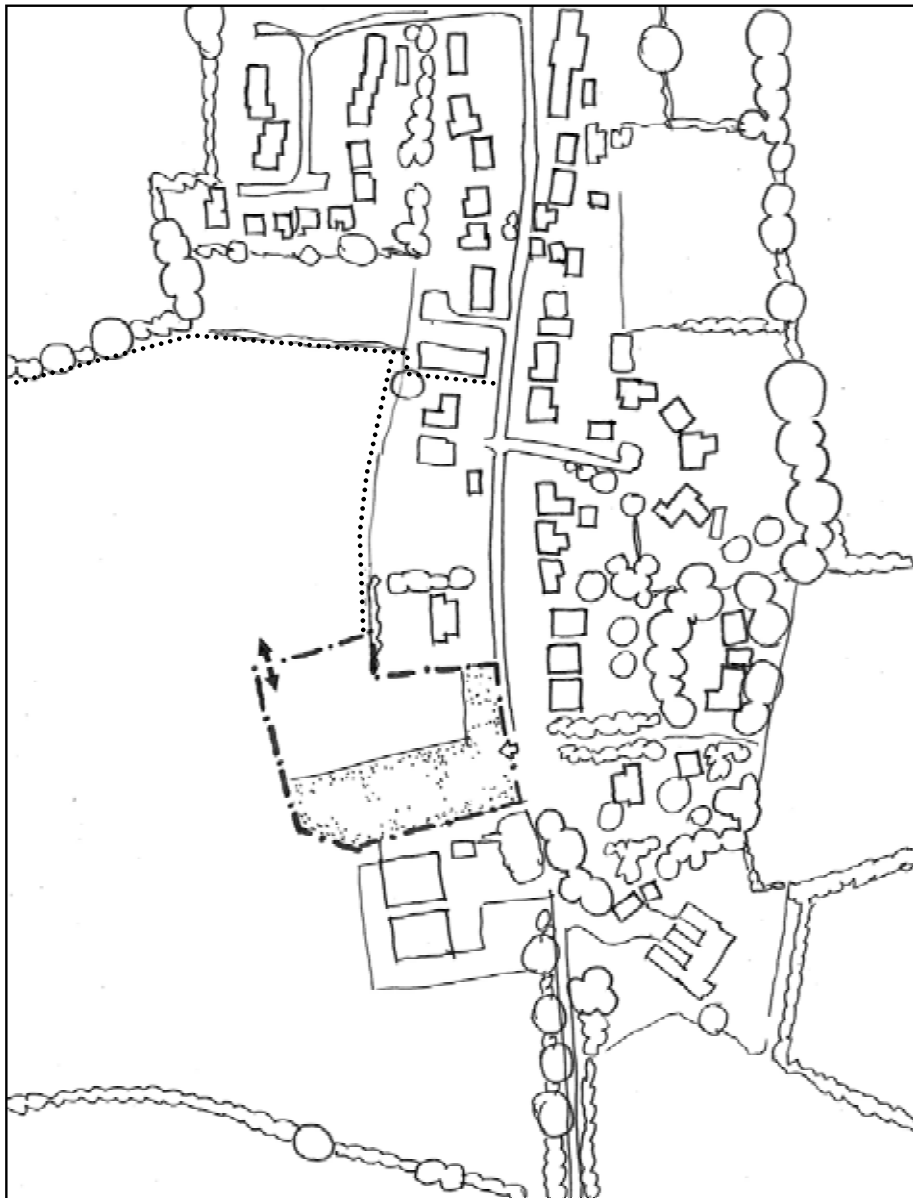
Residential development on this site will be permitted in accordance with the phasing date shown.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

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.

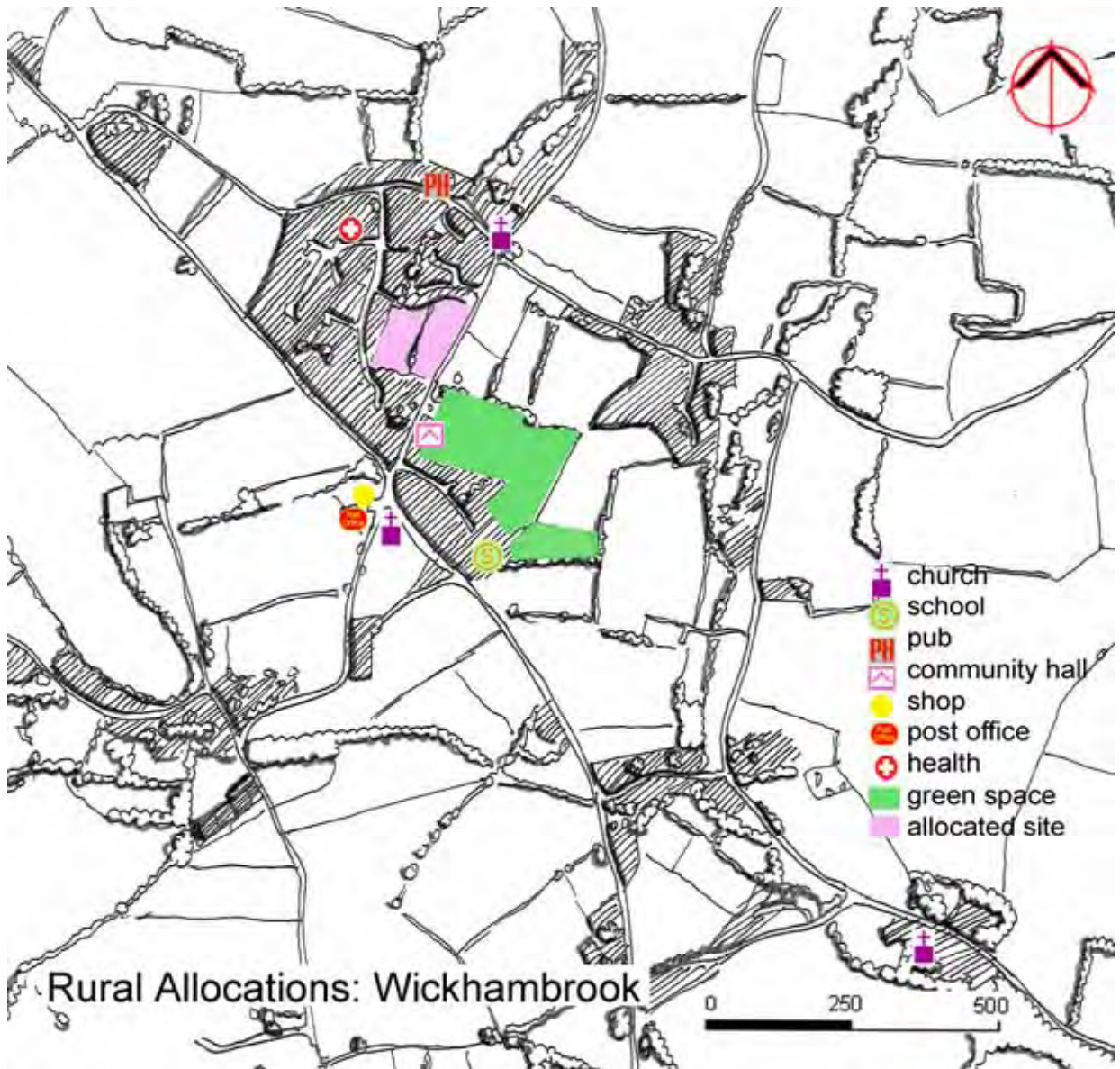
Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?



ROUGHAM
 RV19a South of
 Kingshall Street
 0.75 ha : 12 units

- SITE BOUNDARY
- ⇨ SITE ACCESS
- ↔ POTENTIAL FOR ACCESS RETAINED
- OPEN SPACE
- FOOTPATH

12.13 Wickhambrook



- Local Service Centre
- Good range of local services and facilities
- Main part of settlement serves surrounding dispersed Hamlets

The local area

12.13.1 Wickhambrook is located approximately 10 miles from the centre of Bury St Edmunds and 9 miles from Haverhill and has a good range of services and facilities including a primary school, a shop and post office, a public house, a village hall, a church, a play area and recreation ground and a GP Surgery.

12.13.2 There are a number of policies elsewhere in the Local Development Framework 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 emerging Development Management Policies document,

which was subject to a preferred Options consultation between January and March 2012.

12.13.3 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 put 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 southeast 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.
- Wickhambrook is located off the major bus corridor and is not considered to be a sustainable location for major growth.

12.13.4 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 on the Council's website at www.stedmundsbury.gov.uk/ldf

What you have told us

12.13.5 Consultation on the Rural Site Allocations Preferred Options document between April and June 2010 and the Rural Vision 2031 issues consultation, between March and May 2011, highlighted a number of issues for residents of Wickhambrook and the surrounding area.

12.13.6 The comments received during the 2010 round of consultations in relation to the proposed new development in the village highlighted the following issues:

- Potential downgrading of Wickhambrook to a Local Service Centre in the Core Strategy will have a bearing on level of development in the village
- Proposed growth would increase size of village by 55% and it would be unable to sustain this level of growth
- Objections to density of proposed development which is greater than in any other part of the village
- Flooding
- Foul sewage issues

- Road safety issues
- Pedestrian safety
- Existing road infrastructure inadequate
- Poor visibility/access issues
- Loss of wildlife flora and fauna
- Loss of productive arable land
- Characteristic separation between hamlets should be maintained
- Lack of local employment for new residents
- Better suited alternative sites
- Overlooking concerns

12.13.7 Issues raised relating to Wickhambrook during the 2011 Rural Vision 2031 issues consultations were as follows:

- Traffic and increase in large lorries
- Ageing population
- Over-development
- Travellers site
- Lack of public transport
- Local employment
- Affordable housing

Development Proposals

12.13.8 The development proposals to meet the needs of the village are informed by the evidence base and assessments referred to in Section 9 of this document.

12.13.9 A number of sites in and adjacent to Wickhambrook have been proposed by landowners and developers and were consulted on at the Issues and Options stages in 2008 and 2009 and in the Rural Site Allocations Preferred Options document between April and June 2010. The reasons for discounting those sites which have not been included in this document are set out in the evidence based document 'St Edmundsbury Discounted Sites' which is available on the Council's website at: <http://www.stedmundsbury.gov.uk/ldf> as well as in the Sustainability Appraisal which accompanies this document.

12.13.10 Three sites were proposed for residential development in the Rural Site Allocations Preferred Options document (April 2010). As a result of the Examination into the Core Strategy the Planning Inspector decided that Wickhambrook should be downgraded to a Local Service Centre and take a lower level of development than was originally being proposed. A further assessment of the village and a meeting with the Parish Council in August 2011 has determined that development on the site at Cemetery Hill, at a lower level than originally proposed, along with the relocation of the doctor's surgery and associated car parking, on to the site could be acceptable.

12.13.11 Therefore this site has been identified for small scale residential development within the village up to 2031 as set out in the draft policy below;

Policy RV20 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	1.8 (including eastern meadow)	Short term	22 (with doctors surgery on site)

Residential development on this site will be permitted in accordance with the phasing date.

Affordable housing on site (a) must meet the requirements set out in Core Strategy Policy CS5.

If site (a) 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 concept statement and masterplan for the site.

Applications for planning permission on site (a) will only be considered once the concept statement and masterplan have been agreed by the local planning authority.

Development on Land at Nunnery Green and Cemetery Hill (a) should incorporate proposals for a new GP Surgery and associated car parking on the western part of the site.

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 the eastern meadow to maintain existing wildlife and biodiversity on the site.

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

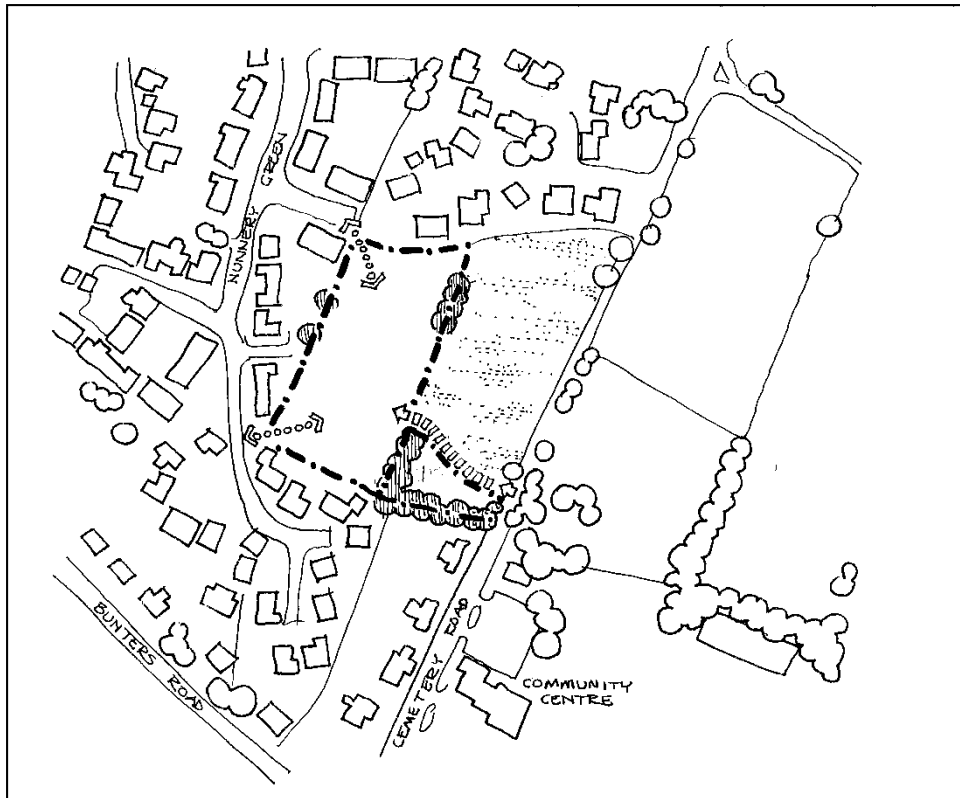
Statutory consultee's comments

12.13.12 The site above was previously consulted on in the Rural Site Allocations Preferred Options document (April 2010). The comments received in relation to the site from statutory consultees are included below to assist you when making your response to the proposals for Wickhambrook. The site reference in brackets relates to the reference number in the Rural Site Allocations Preferred Options document.

Organisation	Site Reference	Comments
Anglian Water	RV20a (6.6a)	<ul style="list-style-type: none"> • Infrastructure and/or treatment upgrades would be required to serve proposed growth.
Suffolk Wildlife Trust	RV20a (6.6a)	<ul style="list-style-type: none"> • Eastern meadow may qualify as a Lowland Haymeadow Biodiversity Action Plan habitat and is therefore unsuitable for development.
Suffolk County Council Highways	RV20a (6.6a)	<ul style="list-style-type: none"> • Accesses require a safety audit. Footway link issues require further investigation.
Suffolk County Council Education	RV20a (6.6a)	<ul style="list-style-type: none"> • Wickhambrook School would reach capacity if sites come forward.

Question: Do you agree with the draft policy? Are there any other issues you feel we need to take account of in the policy?

DRAFT



WICKHAMBROOK
 RV20a Land at Nunnery Green and Cemetery
 Hill

0.7ha 22 units
DS Doctor's Surgery 0.1ha

- SITE BOUNDARY
- SITE ACCESS
- PEDESTRIAN LINK
- OPEN SPACE
- ▨ EXISTING LANDSCAPE FEATURE RETAINED
- Meadow

DRAFT

13. Infill Villages and Countryside

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.

Those settlements designated as Infill Villages are listed below for information;

Barnham	Lidgate
Bradfield St George	Market Weston
Chevington	Ousden
Coney Weston	Pakenham
Cowlinge	Rede
Fornham All Saints	Stanningfield
Fornham St Martin	Stansfield
Great Bradley	Stoke by Clare
Hawkedon	Stradishall
Hepworth	Thelnetham
Honington and Sapiston	Troston
RAF Honington	Whepstead
Horringer	Withersfield

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 further growth in these locations would not be sustainable. These villages are subject to the Countryside designation on the Proposals Map which means that there is a presumption against any further development in these locations.

Appendix 1
Summary of documents and policies within the Local Development Framework

Core Strategy (adopted December 2010)

This document provides the strategic context that will guide the preparation of future development plan documents. Outlines strategic development needs including housing, employment, leisure and retail.

Core Strategy Policies
Policy CS1:St Edmundsbury Spatial Strategy
Policy CS2:Sustainable Development
Policy CS3:Design and Local Distinctiveness
Policy CS4:Settlement Hierarchy and Identity
Policy CS5:Affordable Housing
Policy CS6:Gypsies, Travellers and Travelling Showpeople
Policy CS7: Sustainable Transport
Policy CS8:Strategic Transport Improvements
Policy CS9:Employment and the Local Economy
Policy CS10:Retail, Leisure, Cultural and Office Provision
Policy CS11:Bury St Edmunds Strategic Growth
Policy CS12:Haverhill Strategic Growth
Policy CS13:Rural Areas
Policy CS14:Community infrastructure capacity and tariffs
Policy CS15:Plan, Monitor, Manage

Joint St Edmundsbury and Forest Heath Development Management Preferred Options Draft (January 2012)

This consultation draft document provides the proposed policy background against which planning decisions and other decisions dealing with physical and environmental change in each authority area will be made. Once adopted, the policies within this document will be used in the day to day determination of planning applications.

Joint Development Management Policies
Policy 1:Creating Places – Development Principles and Local Distinctiveness
Policy 2:Masterplans
Policy 3:Development Briefs
Policy 4: Development in the Countryside
Policy 5: Flooding and Sustainable Drainage
Policy 6: Sustainable Design and Construction
Policy 7: Improving Energy Efficiency
Policy 8: Low and Zero Carbon Energy Generation
Policy 9: Infrastructure Services and Telecommunications Development
Policy 10: Impact of Development on Sites of Biodiversity and Geodiversity
Policy 11: Protected Species

Joint Development Management Policies
Policy 12: Protection, Mitigation and Enhancement of Biodiversity
Policy 13: Landscape Features
Policy 14: Safeguarding from Hazards
Policy 15: Listed Buildings
Policy 16: Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction
Policy 17: Conservation Areas
Policy 18: New Uses for Historic Buildings
Policy 19: Development Affecting Parks and Gardens of Special Historic or Design Interest
Policy 20: Archaeology
Policy 21: Enabling Development
Policy 22: Building for Life
Policy 23: Special Housing Needs
Policy 24: Alterations or Extensions to Dwellings, including self contained Annexes and Development within cartilage
Policy 25: Extensions to Domestic Gardens Within the Countryside
Policy 26: Agricultural and Essential Workers Dwellings
Policy 27: Residential use of Redundant Rural Buildings in the Countryside
Policy 28: Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
Policy 29: Farm Diversification
Policy 30: Business and Domestic Equine Related Activities
Policy 31: Re-Use or Replacement of Buildings in the Countryside
Policy 32: Tourism Development
Policy 33: Proposals Within the Town Centre Boundaries
Policy 34: Protection of Local Centres
Policy 35: Public Realm Improvements
Policy 36: Shop Fronts and Advertisements
Policy 37: Street Trading and Street Cafes
Policy 38: Ancillary Retail Uses
Policy 39: Community Facilities and Services
Policy 40: Open Space, Sport and Recreation Facilities
Policy 41: Leisure Facilities
Policy 42: Rights of Way
Policy 43: Transport Assessments and Travel Plans
Policy 44: Parking Standards
(Policies 45-49 specific to FHDC horse racing industry)
Policy 50: Rural Housing Exception Sites (specific to St Edmundsbury)

Bury St Edmunds Vision 2031 (Preferred Options Draft, January 2012)

This document provides a comprehensive plan to guide the overall direction of future service provision and management of growth in the Bury St Edmunds for the next twenty years and beyond. The document provides a forward look to consider what the key challenges for the town will be over the next 20 years; thematic aspirations and proposed actions including town planning proposals; and sections covering defined local areas and larger development areas. Once adopted the document will

have the status of an Area Action Plan document within the Local Development Framework.

Bury St Edmunds Vision 2031 Policies

- Policy BV1: Housing development within Bury St Edmunds
- Policy BV2: Strategic Site – North West Bury St Edmunds
- Policy BV3: Strategic Site – Moreton Hall, Bury St Edmunds
- Policy BV4: Strategic Site – West Bury St Edmunds
- Policy BV5: Strategic Site – North East Bury St Edmunds
- Policy BV6: Strategic Site – South East Bury St Edmunds
- Policy BV7: Vinefields Farm, Bury St Edmunds
- Policy BV8: Station Hill Development Area
- Policy BV9: Tayfen Road, Bury St Edmunds
- Policy BV10: Housing on Brownfield Sites
- Policy BV11: Land at Ram Meadow
- Policy BV12: New and Existing Local Centres and Community Facilities
- Policy BV13: Strategic Site – Extension to Suffolk Business Park
- Policy BV14: General Employment Areas
- Policy BV15: Alternative business development within General Employment Areas
- Policy BV16: British Sugar Lagoons
- Policy BV17: Bury St Edmunds Retail Park
- Policy BV18: On-site low carbon energy target
- Policy BV19: District heating network opportunity areas
- Policy BV20: Community Infrastructure Levy and Allowable Solutions
- Policy BV21: Land west of Rougham Hill
- Policy BV22: Rougham Airfield
- Policy BV23: Allotments
- Policy BV24: West Suffolk Hospital and St Nicholas Hospice
- Policy BV25: West Suffolk College
- Policy BV26: Safeguarding educational establishments
- Policy BV27: Conserving the setting and views from the historic core

Haverhill Vision 2031 Vision 2031 (Preferred Options Draft, January 2012)

This document provides a comprehensive plan to guide the overall direction of future service provision and management of growth in the Haverhill for the next twenty years and beyond. The document provides a forward look to consider what the key challenges for the town will be over the next 20 years; thematic aspirations and proposed actions including town planning proposals; and sections covering defined local areas and larger development areas. Once adopted the document will have the status of an Area Action Plan document within the Local Development Framework.

Haverhill Vision 2031 Policies

- Policy HV1: Housing Development Within Haverhill
- Policy HV2: Strategic Site - North West Haverhill
- Policy HV3 Strategic Site – North East Haverhill
- Policy HV4: Housing On Greenfield Sites
- Policy HV5: Housing On Brownfield Sites
- Policy HV6: Mixed Use Redevelopment Of Brownfield Land
- Policy HV7: New And Existing Local Centres And Community Facilities
- Policy HV8: General Employment Areas - Haverhill

Haverhill Vision 2031 Policies

- Policy HV9: Strategic Employment Site - Hanchet End, Haverhill
- Policy HV10: Haverhill Retail Park And Ehringshausen Way Retail Park
- Policy HV11: Haverhill Northern Relief Road
- Policy HV12: On-Site Low Carbon Energy Target
- Policy HV13: District Heating
- Policy HV14: Community Infrastructure Levy And Allowable Solutions
- Policy HV15: Allotments
- Policy HV16: Safeguarding Educational Establishments
- Policy HV17: Castle Manor Business And Enterprise College
- Policy HV18: Further Education Facility
- Policy HV19: Haverhill Town Centre Masterplan

Rural Vision 2031 (Preferred Options Draft, January 2012)

This document has two main parts. The first part is seeking to establish the Council's corporate priorities and a long term vision for the delivery of services up to 2031. The first section has helped to inform part two of this document which sets out the land use planning vision for the rural areas up to 2031. This section sets out the Council's vision and objectives and planning policies to allocate and guide development in the rural areas. Once adopted the document will have the status of a site allocations document within the Local Development Framework.

Rural Vision 2031 Policies

- Policy RV1: Neighbourhood Plans and Neighbourhood Development Orders in the rural areas
- Policy RV2: Settlement Boundaries
- Policy RV3: Rural Employment Areas
- Policy RV4: Protection of Special Uses
- Policy RV4a: Safeguarding Educational Establishments
- Policy RV5: Green Infrastructure in the Rural Areas
- Policy RV6: Barrow
- Policy RV7: Clare
- Policy RV8: Ixworth
- Policy RV9: Kedington
- Policy RV10: Stanton
- Policy RV11: Barningham
- Policy RV12: Cavendish
- Policy RV13: Chedburgh
- Policy RV14: Great Barton
- Policy RV15: Great and Little Whelnetham
- Policy RV16: Hopton
- Policy RV17: Ingham
- Policy RV18: Risby
- Policy RV19: Rougham
- Policy RV20: Wickhambrook

Appendix 2: Glossary of Terms

List of acronyms and technical terms used in St Edmundsbury documents

Items in italics each have a definition.

Glossary		
Acronym	Term	Definition
	Accessibility	The ability of everybody to go conveniently where they want.
	Adoption	The final confirmation of a <i>Local Development Document</i> as having statutory 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: <ul style="list-style-type: none"> – 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. – 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.
	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 <i>Local Development Framework</i> that will contain site specific allocations for rural areas. It will have the status of a <i>Development Plan Document</i> .
AMR	Annual Monitoring Report	Annual report on the progress of preparing the <i>Local Development Framework</i> 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
BAP	Biodiversity Action	A strategy prepared for a local area aimed at

	Plan	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. The definition covers the curtilage of the development. Opposite to <i>greenfield</i> land.
	Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
	Core Strategy	The <i>Local Development Framework</i> 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 <i>Development Plan Document</i> .
CAP	Community Action Plan	Community-led processes for identifying local needs and priorities, prepared within the context of the <i>Community Plan</i> .
CP	Community Plan	The long term vision and action plan for St Edmundsbury articulating the aspirations, needs and priorities of the local community – prepared by the <i>Local Strategic Partnership</i> .
	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 <i>Localism Act</i> .
	Development Plan	The statutory Development Plan comprises the <i>Regional Spatial Strategy</i> and the <i>Development Plan Documents</i> contained in the <i>Local Development Framework</i> .
DPD	Development Plan Document	Development Plan Documents outline the key development goals of the <i>Local Development Framework</i> .
	Development Management DPD	The document within the St Edmundsbury <i>LDF</i> which will contain detailed policies guiding particular forms of development. It will have the status of a <i>Development Plan Document</i> .
	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 <i>Housing Settlement Boundary</i> .
	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.
HSB	Housing Settlement Boundary	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 <i>Development Plan</i> . 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 <i>Development Plan Documents</i> and issued for consultation.
LDD	Local Development Document	The various individual documents (<i>DPD, SCI, SPD</i>) in the <i>LDF</i> .
LDF	Local Development Framework	The name for the portfolio of Local Development Documents. It consists of <i>Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme</i> and <i>Annual Monitoring Reports</i> . Together these documents will provide the framework for delivering the <i>spatial planning</i> strategy for St Edmundsbury.
LDS	Local Development Scheme	A public statement setting out which documents will make up the <i>LDF</i> , and when they will be produced.
	Local Plan	The plan produced under the former planning system by District Councils. The Replacement St Edmundsbury Local Plan 2016 will be replaced by the <i>LDF</i> .
LTP	Local Transport Plan	The transport strategy prepared by the local transport authority, i.e. Suffolk County Council.
	The Localism Act	Localism Bill, which received royal assent in November 2011, introduces a number of changes to planning including the abolition of Regional Spatial Strategies and the introduction of Neighbourhood Plans.

NPPF	National Planning Policy Framework	Will replace the suite of <i>PPGs</i> 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 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. The final details for the how this will work will be published under the Localism Bill.
PPG	Planning Policy Guidance	Guidance produced by the Government on planning matters (being replaced by <i>PPSs</i>).
PPS	Planning Policy Statement	Statements of National Planning Policy issued by the Government (to replace <i>PPGs</i>).
	Preferred Options	Document(s) produced as part of the preparation of <i>Development Plan Documents</i> , and issued for formal public participation. It shows the preferred “direction” of a <i>Development Plan Document</i> .
	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.
RPG	Regional Planning Guidance	The strategic plan for the region prepared under the former planning system, now replaced by the <i>Regional Spatial Strategy</i> .
RSS	Regional Spatial Strategy	The broad spatial strategy for the region prepared by the East of England Regional Assembly, and forming part of the statutory <i>Development Plan</i> .
	Rural Service Centre	A larger village that fits within the Spatial Strategy set out in policies SS1 and SS4 of the East of England Plan, i.e. villages that include some or all of the services and facilities listed in paragraph 3.17 of the East of England Plan.
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

SCI	Statement of Community Involvement	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the <i>LDF</i> (and in the consideration of individual planning applications).
SEA	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the Assessment <i>Sustainability Appraisal</i> .
	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 Proposals Map.
SPD	Supplementary Planning Document	Elaborates on policies or proposals in <i>DPDs</i> , and gives additional guidance.
SPG	Supplementary Planning Guidance	Provides guidance or development briefs to supplement policies and proposals in a <i>Local Plan</i> (being replaced by <i>SPD</i>).
	Structure Plan	The strategic plan produced under the former planning system by County Councils. The Suffolk Structure Plan (and the St Edmundsbury Local Plan) will be replaced by the <i>RSS</i> and <i>LDF</i> .
The Act	Planning and Compulsory Purchase Act 2004	Puts in place the new statutory framework for preparing <i>RSS</i> and <i>LDFs</i> .
The Regulations	Town and Country Planning (Local Development) (England) Regulations 2004	The formal Government regulations that define how the <i>LDF</i> is produced.
UCS	Urban Capacity Study	A study produced (and kept under review) to assess the amount of land available for housing on <i>brownfield</i> land (previously developed land). The latest St Edmundsbury Urban Capacity Study was published in September 2005.

Appendix 3: 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
<p>Countryside</p> <p>All other settlements not identified on the list above and where a housing settlement boundary is not identified on the Proposals Map.</p>		

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Appendix 4: Core Strategy Strategic Spatial Objectives

Strategic Objective A

To meet the communities need for housing in a sustainable way, including specialist and affordable housing, by providing an adequate and continuous supply of land for housing.

Strategic Objective B

To secure economic vitality and growth by delivering an adequate and continuous supply of land for employment to meet the needs and demands of different sectors of the economy and reduce the need for out-commuting.

Strategic Objective C

To sustain and enhance rural communities by providing, where infrastructure and environmental capacity exists, new housing to grow settlements and safeguard existing rural services while, maintaining and, where possible, improving the rural environment.

Strategic Objective D

To maintain and develop leisure, cultural, educational and community facilities, including access to green space, commensurate to the level of housing and employment growth to meet the needs of residents and visitors.

Strategic Objective E

To provide opportunities for people to shop for all their needs by sustainable means in thriving and economically viable town, local and district centres.

Strategic Objective F

To enable people and goods to move around efficiently and safely to the benefit of the economy and community, with minimum harm to the environment by seeking to reduce car dependency and encouraging more sustainable forms of transport.

Strategic Objective G

To maintain and protect built and natural environment and ensure that new development maximises the opportunity to re-use previously developed land and protects and enhances assets of local design, cultural, historic and conservation importance, and character of the landscape and townscape.

Strategic Objective H

To maintain, protect and enhance the biodiversity, geodiversity and natural environment and seek opportunities to increase the provision of green open space and access to the countryside.

Strategic Objective I

To ensure that new development only occurs where there is adequate capacity in existing services, facilities and infrastructure or where this capacity can reasonably be provided where necessary before development is occupied.

Strategic Objective J

To ensure new development addresses and tackles environmental and sustainability issues including climate change adaptation, carbon emissions reduction, renewable energy provision, recycling, waste reduction and water efficiency.

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Appendix 5: Strategic Documents and Evidence Base

Some of the main documents used as evidence in the preparation of the Rural Vision 2031 document were:

General

- ◆ The Localism Act, 2011
- ◆ Vision 2025 (St Edmundsbury 2005)
- ◆ St Edmundsbury Core Strategy (December 2010)
- ◆ Public consultation (See Table 1, main document)
- ◆ Draft National Planning Policy Framework (July 2011)
- ◆ Joint Development Management Policies DPD (January 2012)

Homes and Communities

- ◆ St Edmundsbury Local Investment Plan 2010-15
- ◆ St Edmundsbury Interim Position Statement on the new affordable rents (April 2010)
- ◆ St Edmundsbury Housing and Homeless Strategies 2008 -2013
- ◆ Cambridgeshire Housing Sub Regional Strategic Housing Market Assessment
- ◆ Cambridgeshire Housing Sub Regional 2011 Statement
- ◆ Ensuring Affordable Warmth in St Edmundsbury Warmth Strategy 2009
- ◆ St Edmundsbury Private Sector Housing Stock Condition Survey 2008
- ◆ Affordable Housing Economic Viability Study (2009)
- ◆ Strategic Housing Land Availability Assessment (April 09 – April 10)

Jobs and Economy

- ◆ St Edmundsbury Economic Assessment and Action Plan, March 2010
- ◆ Western Suffolk Employment Land Study 2008-2025

Travel

- ◆ Suffolk Local Transport Plan 2011 – 2031 Parts 1 and 2

Sustainability and Climate Change

- ◆ UK Government Climate and Energy Strategic Policy
- ◆ Suffolk's Community Strategy (Transforming Suffolk 2008-2028)
- ◆ The Suffolk Climate Action Plan
- ◆ St Edmundsbury Borough Council's Climate and Energy Action Plan
- ◆ The East of England Low and Zero Carbon Energy Capacity Study

Crime and Safety

- ◆ The Police and Social Responsibility Bill 2011
- ◆ Our Vision for Safe and Active Communities – government report
- ◆ Local and national crime statistics
- ◆ The West Suffolk Community Safety Partnership Plan
- ◆ Suffolk Police Authority Three Year Plan

Infrastructure and Services

- ◆ St Edmundsbury Local Development Framework Infrastructure Delivery Plan 2010
- ◆ Strategic Flood Risk Assessment and Water Cycle Study
- ◆ Braintree District, Haverhill and Clare Water Cycle Study (2009)

- ◆ Infrastructure and Environmental Capacity Study (2009)
- ◆ Suffolk Waste Core strategy

Culture and Leisure

- ◆ St Edmundsbury Leisure Strategy

Health and Well-being

- ◆ The Health and Social Care Bill 2011
- ◆ Health inequalities information from the Department of Health
- ◆ NHS Suffolk Annual Health Report on St Edmundsbury
- ◆ 'Healthy Lives, Healthy People' Government strategy.

Education and Skills

- ◆ Bury St Edmunds Education and Skills Facts
- ◆ West Suffolk College Masterplan

Historic and Natural Environment

- ◆ St Edmundsbury Green Infrastructure Strategy (September 2009)
- ◆ Clare Conservation Area Appraisal (September 2008)
- ◆ Ixworth Conservation Area Appraisal (September 2010)
- ◆ Rural Sites 2010 Ecological Assessments (Suffolk Wildlife Trust, 2010)
- ◆ Open Space Assessment (October 2005)

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Appendix 6

Sites discounted from Rural Site Allocations Preferred Options DPD (April 2010)

Site Reference in Rural Site Allocations Preferred Options DPD (April 2010)	Village	Site	No. of dwellings	Reason for not taking forward
6.1b	Barrow	Land at Bury Road	75	Alternative site proposed.
6.2a	Clare	Townsend Nurseries	28	Site is within Housing Settlement Boundary and can come forward at any time so does not need to be allocated.
6.2b	Clare	Church Farm	28	Site is within Housing Settlement Boundary and can come forward at any time so does not need to be allocated.
6.5b	Stanton	Land off Bury Lane	50	SCC Highways concerns around gaining suitable access to the site.
7.1a	Bardwell	Adjacent to Littlemoor Farm	9	Site not required as other sites within Housing Settlement Boundary likely to come forward in plan period.
7.1b	Bardwell	Land behind The Green	9	Site not required as other sites within Housing Settlement Boundary likely to come forward in plan period.
7.3a	Cavendish	Land opposite Nether Hall	10	Suffolk CC concerns regarding gaining access to the site.
7.4a	Chedburgh	Fireworks Factory Site	50	Site has planning permission.
7.5b	Great Barton	Mill Lane	20	Distance to services; poor relationship to village; biodiversity constraints. Alternative site proposed.
7.6a	Great Thurlow	Goldings Farm	8	Site no longer available for development.
7.9a	Hundon	Mill Lane	15	Site needs to be reserved for educational use for possible school expansion.
7.10a	Ingham	Site behind Beauford Rd	15	Alternative site proposed.
7.12a	Rougham	Moat Lane/New Road	15	More appropriate site put forward closer to village amenities.

Site Reference in Rural Site Allocations Preferred Options DPD (April 2010)	Village	Site	No. of dwellings	Reason for not taking forward
6.6b	Wickhambrook	Land north of Bunters Road	40	Village downgraded to a Local Service Centre in Core Strategy Examination so number of dwellings needs to be reduced.
6.6c	Wickhambrook	Land south of Bunters Road	45	Village downgraded to a Local Service Centre in Core Strategy Examination so number of dwellings needs to be reduced.

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Appendix 7: Rural Housing Trajectory

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