

## Rural Vision 2031 – Significant changes

Policy	Change
<p><b>Policy RV1</b>  <b>Presumption in favour of Sustainable Development</b></p>	<p>Policy RV1 is a new overarching policy, with the wording established by the Planning Inspectorate, which seeks to enshrine at a local level the Councils commitment to the presumption in favour of sustainable development. All Local Plan documents need to include this policy.</p>
<p><b>Policy RV2</b>  <b>Neighbourhood Plans and Neighbourhood Development Orders in the rural areas</b></p>	<p>The policy has been strengthened to ensure that it accords with paragraph 184 of the NPPF which states that Neighbourhood Plans will need to conform with the strategic policies of a planning authorities Local Plan, which in St Edmundsbury's case are set out in the adopted Core Strategy (2010).</p>
<p><b>Policy RV4</b>  <b>Rural Employment Areas</b></p>	<p>The allocation of 0.5ha of employment land at Nethergate Street, Clare has been removed due to the high level of objections received in relation to the impact of the mixed use site on the historic environment. There is therefore a need to ensure replacement land for employment use is available to support Clare's role as a Key Service Centre. The site at Chilton Street, Clare is available and is currently allocated in the Local Plan. Therefore this site is proposed as a replacement for the deletion of the Nethergate Street site.</p> <p>The employment site at Barrow is adjacent to the village primary school. Under the Suffolk Schools Organisation Review additional year groups may need to be provided at the school and so a reference has been made in the policy for any development on the employment site to take into account requirements for the future expansion of the primary school. The reference to the access road to</p>

	Chedburgh Industrial Estate has been removed as it was approved as part of the application for the Chedburgh Fireworks Factory site in 2011.
<b>Policy RV5 Protection of Special Uses</b>	The changes made to the second paragraph of this policy are as a result of the Habitat Regulations Assessment (Screening) of the draft Rural Vision 2031 document. These changes will ensure that the policy does not have an adverse effect on European sites for nature conservation.
<b>Policy RV6 Park Farm Ingham</b>	<p>This new policy has been developed as a result of a site submission received during the Rural Vision 2031 consultation in March/April 2012. The site submission was for leisure, tourism and recreation facilities to utilise legacy infrastructure and services on 86ha of the former sand and gravel quarry.</p> <p>There is an acknowledged shortfall in country park/recreation facilities to the north of Bury St Edmunds (Green Infrastructure Study, 2009) and this proposal could help meet this need, however, the potential impacts on the road network and infrastructure requirements would need to be carefully assessed. The types and locations of uses will need to be carefully controlled through the production of a concept statement and masterplan for the site.</p>
<b>Policy RV9 Green Infrastructure in the Rural Areas</b>	This policy has been strengthened with new references to the extension and connectivity of GI networks, partnership working, the avoidance of harm and mitigation.
<b>Village Policies</b>	
<b>General changes to all site allocation policies</b>	<p>Specific phasing dates have been removed from all policies to allow increased flexibility.</p> <p>The reference to the need to meet the affordable housing requirements of Core Strategy Policy CS5 have been removed as it is unnecessary to repeat existing policies.</p>

<p><b>Policy RV10 Barrow</b></p>	<p>The deletion of the reference to the rural employment site at the end of the policy is to avoid repetition and duplication of employment numbers which are all now included in Policy RV4.</p> <p>An additional paragraph has been inserted to explain that the allocations in the document reflect the position as at 1 April 2012 as planning permission was granted for RV10a in December 2012.</p>
<p><b>Policy RV11 Clare</b></p>	<p>The mixed use site to the rear of Nethergate Street, Clare, has been deleted as an allocation due to the objections received on the grounds of impact on the conservation area, the number of dwellings and the other uses proposed on the site.</p> <p>An additional paragraph has been inserted to explain that the allocations in the document reflect the position as at 1 April 2012 as planning permission was granted for RV11a The Granary in January 2013.</p>
<p><b>Policy RV12 Ixworth</b></p>	<p>The number of dwellings on the land off Crown Lane has been amended to reflect the adopted site masterplan.</p> <p>The Parish Council and local residents are keen to ensure a safe crossing route across the Ixworth bypass and reference to this has been included in the policy.</p> <p>The deletion of the reference to the rural employment site at the end of the policy is to avoid repetition and duplication of employment numbers which are all now included in Policy RV4.</p> <p>An additional paragraph has been inserted to explain that the allocations in the document reflect the position as at 1 April 2012 as planning permission was granted for RV12a Reeves Farm in November 2012.</p>

<p><b>Policy RV13 Kedington</b></p>	<p>A Development Brief for Stourmead Complex site has been approved and reference is made to this in the policy.</p> <p>Suffolk County Council have stated that a direct access onto Mill Road would not be appropriate, however, for the purpose of the Rural Vision policy it is considered that a direct access would assist with the permeability of the site and measures should be explored as part of any application for development on the site.</p>
<p><b>RV14 Stanton</b></p>	<p>An additional paragraph has been inserted to explain that the allocations in the document reflect the position as at 1 April 2012 as planning permission was granted for the site at Upthorpe Road in May 2012.</p> <p>This granting of planning permission, along with the existing environmental and infrastructure capacity constraints in and around the village, has resulted in no further sites being identified for development in the village in the period to 2031.</p>
<p><b>RV15 Barningham</b></p>	<p>The requirement for a site development brief has been removed as the complexity of the site does not merit this approach.</p> <p>An additional paragraph has been added to the policy to ensure that a suitable point of access is provided which could serve both the proposed and any future affordable housing site which could be provided on adjacent land.</p>
<p><b>Policy RV16 Cavendish</b></p>	<p>As a result of consultation responses an additional paragraph has been inserted to ensure that existing informal footpaths on the site are retained where possible.</p>
<p><b>Policy RV17 Chedburgh</b></p>	<p>As a result of consultation responses an additional paragraph has been inserted to clarify that access to the site should be from Queens Road.</p>

<p><b>Policy RV18 Great Barton</b></p>	<p>This policy has been significantly redrafted to reflect recent consultation with Great Barton Parish Council. The Parish Council are keen to see the long term development of the triangle of land on the eastern edge of the village, within which the original two sites proposed at the preferred stage lie.</p> <p>The phasing timescale has been removed to allow development to take place at any time in the plan period to ensure there is no delay to the bringing forward of the community facilities on the site.</p> <p>The proposal is for mixed community uses, the detail of which would be provided in a development brief prior to the submission of any planning application.</p> <p>An additional paragraph has been inserted to ensure that air quality, congestion and noise management issues, as a result of the new development, will be addressed.</p>
<p><b>Policy RV19 Great Thurlow</b></p>	<p>A new policy identifies the site at Goldings Farm for residential development. The site was included as one of the Council's preferred sites in the Rural Site Allocations Preferred Options document in 2010, as a residential allocation for five dwellings. However, the landowner withdrew the site prior to the start of consultation.</p> <p>The site has now become available again and was presented to the Council as a site submission, during the Rural Vision 2031 consultation in March/April 2012, for 0.25 hectares of land available for residential development.</p>
<p><b>Policy RV20 Great and Little Whelnetham</b></p>	<p>A proposal was presented to the Council as a site submission during the Rural Vision 2031 consultation in March/April 2012 for 21 dwellings and open space on 1.4 hectares of greenfield land, adjacent to Havebury Housing's Erskine Lodge development, for a mix of affordable and market homes.</p>

	<p>Havebury Housing have indicated that the existing Erskine Lodge development is being considered for redevelopment.</p> <p>The policy therefore allocates the whole site for a mix of affordable and market homes to allow any proposals to be considered in a comprehensive manner through a site development brief.</p> <p>The phasing for site RV20b Tutelina Rise has been amended to long term to secure the delivery of affordable homes on the site at Erskine Lodge in the short term</p>
<p><b>Policy RV21 Hopton</b></p>	<p>The phasing timescale has been removed to allow development to take place at any time in the plan period to ensure there is no delay to the bringing forward of the community facilities on the site.</p> <p>The changes made to the second paragraph of this policy are as a result of the Habitat Regulations Assessment (Screening) of the draft Rural Vision 2031 document. These changes will ensure that the policy does not have an adverse effect on European sites for nature conservation.</p>
<p><b>Policy RV23 Risby</b></p>	<p>The main changes to the policy are as a result of the pre-school being developed on another site in the village. This means that the residential development can now take place in the medium term, as the short term timescale was to facilitate the bringing forward of the pre-school.</p> <p>There is no longer a requirement for a development brief on the site as this was to ensure an agreed layout for the pre-school and residential development.</p> <p>A new paragraph has been inserted to ensure that this policy is compliant with the Core Strategy requirement of assessing significant effects of the development on the</p>

	Breckland Special Protection Area.
<b>Policy RV23 Wickhambrook</b>	<p>The main changes to this policy are as a result of consultation with Suffolk Wildlife Trust over the ecological interest on the site. A site development brief will be required, rather than a concept statement and masterplan, to ensure those parts of the site which contain notable plant species are protected.</p> <p>The need for a new footpath and improvements to existing footpaths along Cemetery Road is referenced in the policy as a result of consultation responses.</p>

### Changes to rural area Inset Maps

In addition to the amendments made to site allocations listed above, the following principal changes have been made to the Rural Policies Map. It should be noted that there may be smaller changes which are not included below;

<b>Map</b>	<b>Change</b>
Great and Little Thurlow	Adjustment of recreational open space boundary to reflect changes in land use
Ixworth	Removal of line of proposed road on site RV12c so that any future masterplan is not undermined
Kedington	Adjustment of recreational open space boundary to north west of village to reflect changes in land use
Stanton	Re-instatement of the housing settlement boundary at Shepherd's Grove Mobile Home Park and north of Stanton as these areas are protected through policies elsewhere in the Local Plan