

Issue No.	2. Vision 2031 Strategic Site "West Bury St Edmunds"
Area or Properties Under Review	The review will look at whether or not existing parish governance arrangements should be amended in respect of new homes and/or employment land included in the strategic growth site. If amendments are needed, this could be through changes to existing parish boundaries or wards and/or the creation of new parish(es).
Parishes	Bury St Edmunds Westley
Borough Wards	Barrow Minden
County Divisions	Thingoe South Tower
Method of Consultation	<ul style="list-style-type: none"> • Letter to Parish and Town Councils • Emails to elected representatives (Borough, County and MP) • Email to Residents' and Community Associations • Letters/emails to other stakeholders (see Appendix C) • Online questionnaire available for respondents to use
Projected electorate, warding arrangements and consequential impacts	<p>The Autumn 2015 electorate of Westley Parish was 163. Bury St Edmunds Parish's electorate was 30,757. The estimate for <i>additional</i> electorate in relation to the whole of the Vision 2031 site is 747 electors i.e. when fully built. A more detailed five year electorate forecast will be prepared during phase 2 of the review relating to any recommendation made.</p> <p>See Issue 26 for commentary and advice on dealing with consequential impacts. On the basis of the approach suggested under Issue 26 for dealing with parish electoral arrangements:</p> <p>(a) If the growth site is included in Bury St Edmunds Parish it could be <i>temporarily</i> added to the existing town council ward (Minden). A new ward structure/council size for the Town Council will then be put in place as part of the following electoral review of the Borough Council, and implemented before any elections in 2019;</p> <p>(b) If the growth site remains in Westley, a new parish ward could be created, with electoral arrangements based on five year electorate forecasts; or</p> <p>(c) If a new parish is created, the minimum council size of five councillors could be suggested, and this increased in subsequent CGRs as the electorate grew.</p>
Analysis	<p><i>This issue needs to be read in conjunction with Issue 11 (136 Newmarket Road).</i></p> <p>There is a view from the phase 1 consultation that Bury St Edmunds Parish should include the new development when it is delivered. At present, only a concept statement has been approved so it is very unlikely that any electors would be living on the growth site before the next parish elections in 2019. However, residential development could still reasonably be anticipated to start in the next 5-10 years, which could be relevant in terms of any consequential reviews of borough wards and county divisions (and ensuring that the parish 'building blocks' for those wards/divisions is correct).</p>

Summary of comments received during Phase 1

A. Response of Westley Parish Council

The Parish Council has not responded to the consultation.

B. Response of Bury St Edmunds Town Council

The Town Council believes that the growth area and green buffer should be incorporated into the parish of Bury St Edmunds for the same reasons as set out in full for the North West Bury St Edmunds growth site re community cohesion, integration, identity etc. If it was left in the parish of Westley it would rob Westley village residents and electors of their identity and the housing development would subsume and change the character of Westley. The new electorate would naturally feel part of Bury and it is doubtful that new residents would have reason to use any Westley village facilities.

In support of their submission, the Town Council also comment:

- While the whole site is in Westley, it is attached to existing Bury St Edmunds properties and adjoins the Minden Ward.
- There is a significant green buffer separating the site from Westley.
- Westley electorate 163: 80 households. 450 new homes planned.
- In Appendix 8 of the Vision 2031 document:-

"Para 1.3

Policy CS11 of the Core Strategy identifies the area to the west of the Town for development that:

- *Maintains the identity and segregation of Westley*
- *Provides new high quality public open space and recreation facilities between the development and Westley*

Para 1.5

The Core Strategy neither defined the boundary, nor the extent of the site, which has been achieved in the preparation of this Concept Statement and the draft Bury St Edmunds Vision 2031 local plan document. In doing so, careful regard has been paid especially to:

- a) ensuring the segregation and distinctiveness of Westley is maintained as a result of the development;*
- b) ensuring that the buffer between the development and Westley is attractive and effective;*
- c) links to the Westley estate to enable support of existing facilities;*
- d) integration of Westley middle school site and any future uses;*

Para 1.15

The site has a continuous open boundary with the urban edge of Bury St Edmunds which should assist in integrating development. However, much of this boundary is formed by the rear gardens of houses fronting Oliver Road and opportunities for access to permeate between the two areas is limited. New connections will be required for footpath and cycle access, but not for vehicular access. An existing footpath and part cycleway adjacent to Westley Middle school has potential for upgrading to a full footpath/cycleway.

Para 1.16

The eastern part of the site is within 400 metres of existing community facilities located at Oliver and Ridley Road.

Para 1.17

The setting and identity of the village of Westley must be protected to avoid coalescence with the town. This can be achieved through the creation of an effective green buffer.

Para 1.21

The vision for the growth area is to deliver a sustainable and vibrant new community, set within an attractive environment with a sensitive urban edge which respects the adjoining neighbourhoods and the identity and setting of Westley village.

Para 1.22

It will provide a modern, high quality, sustainable, energy efficient development which

integrates with the existing development to the east and provides an attractive urban edge to Bury St Edmunds."

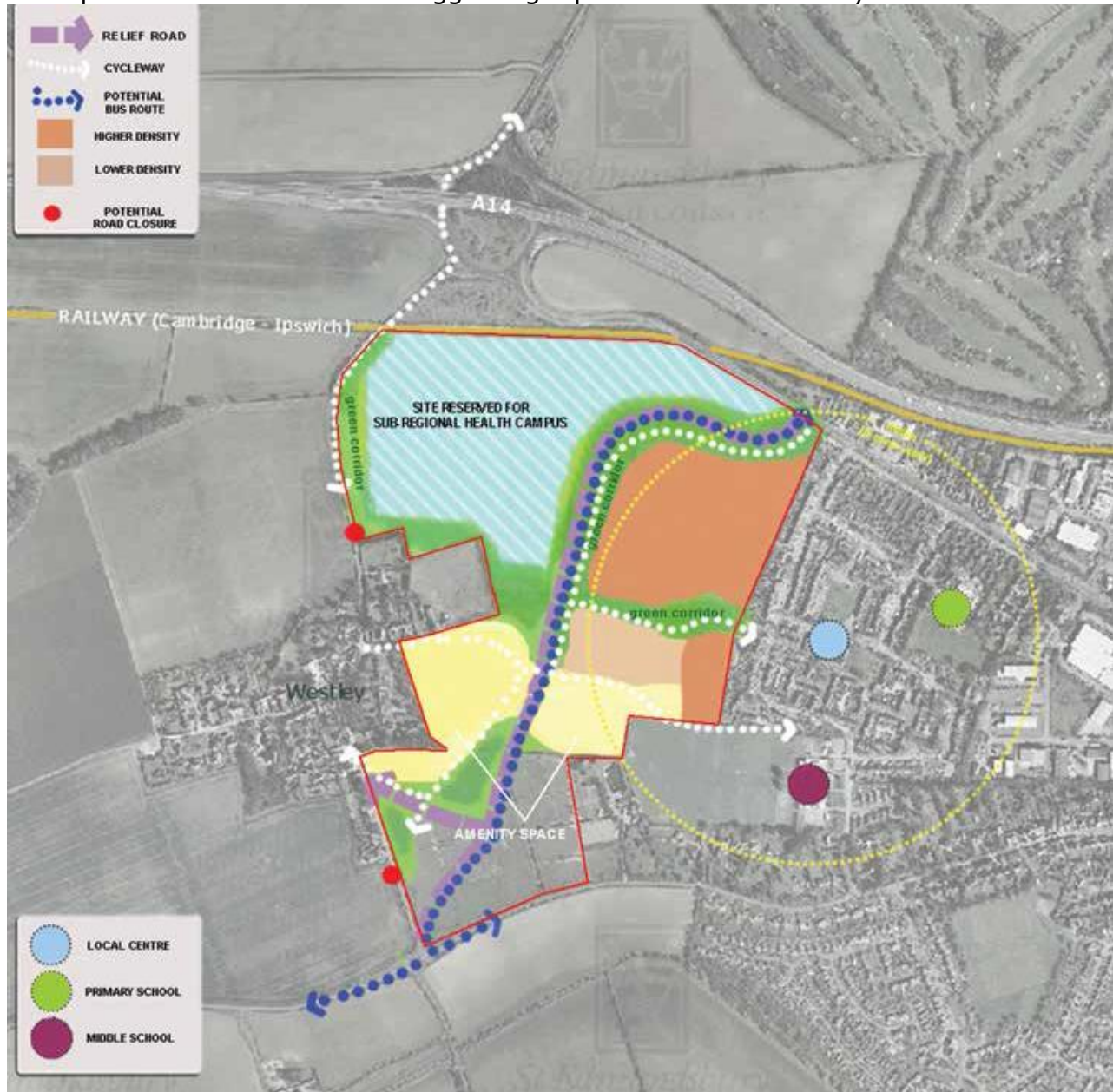
C. Cllr David Nettleton (Risbygate Ward and Tower Division)

Include within Bury St Edmunds.

Reasons: Not big enough of a development to form an urban parish, electing a councillor: contradicts the buffer zone strategy to separate the site from Westley parish: children will have Sexton's Manor Primary in Greene Road as their catchment school

Map

If a revision of the existing parishes is supported, it may be helpful to consider the 2013 concept statement in terms of suggesting a possible new boundary:



Many options (including no change) are available. However, two possible options for discussion could be as follows:

1. **Change the boundary to encapsulate only the residential development site and issue 11 (136 Newmarket Road)**

This 'least change' revision avoids a 'spur' being created to incorporate 136 Newmarket Road into Bury St Edmunds by using the strong natural boundary of the

railway line. It uses existing field boundaries where possible, but also reflects the likely line of the relief road to its southern edge. It may require adjustment at a future CGR when new natural boundaries from any new development are fully evident. This option reflects the fact that the future use of the site reserved for the 'health campus' is not yet known.

2. **Change the boundary to encapsulate both the residential development site and the proposed health campus**

This 'catch-all' option revision would largely make use of existing natural boundaries (existing parish boundary, road lines, tracks and field lines), but would also reflect the likely line of the new relief road in the south-west corner. A subsequent CGR could adjust the parish boundary if needed to reflect the actual line of the relief road.

Both options are shown on the map overleaf.

