



---

# GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041

---

PRE-SUBMISSION DRAFT PLAN  
JANUARY 2020

Prepared by Great Barton Neighbourhood Plan Working Group on  
behalf of Great Barton Parish Council and with the assistance of



## **CONTENTS**

1	Introduction	4
2	Great Barton - History and Now	9
3	Planning Policy Context	18
4	Vision and Objectives	22
5	Planning Strategy	24
6	Housing	27
7	Business and Employment	42
8	Community Facilities	44
9	Built Character and Environment	46
10	Transport and Travel	60
11	Monitoring and Delivery	66
	Appendix 1 - Statutory Listed Buildings	70
	Appendix 2 - 2010 Parish Plan Actions Update	71
	Appendix 3 - Government National Space Standards for New Housing	73
	Appendix 4 - Development Design Checklist	74
	Glossary	76

## **POLICIES**

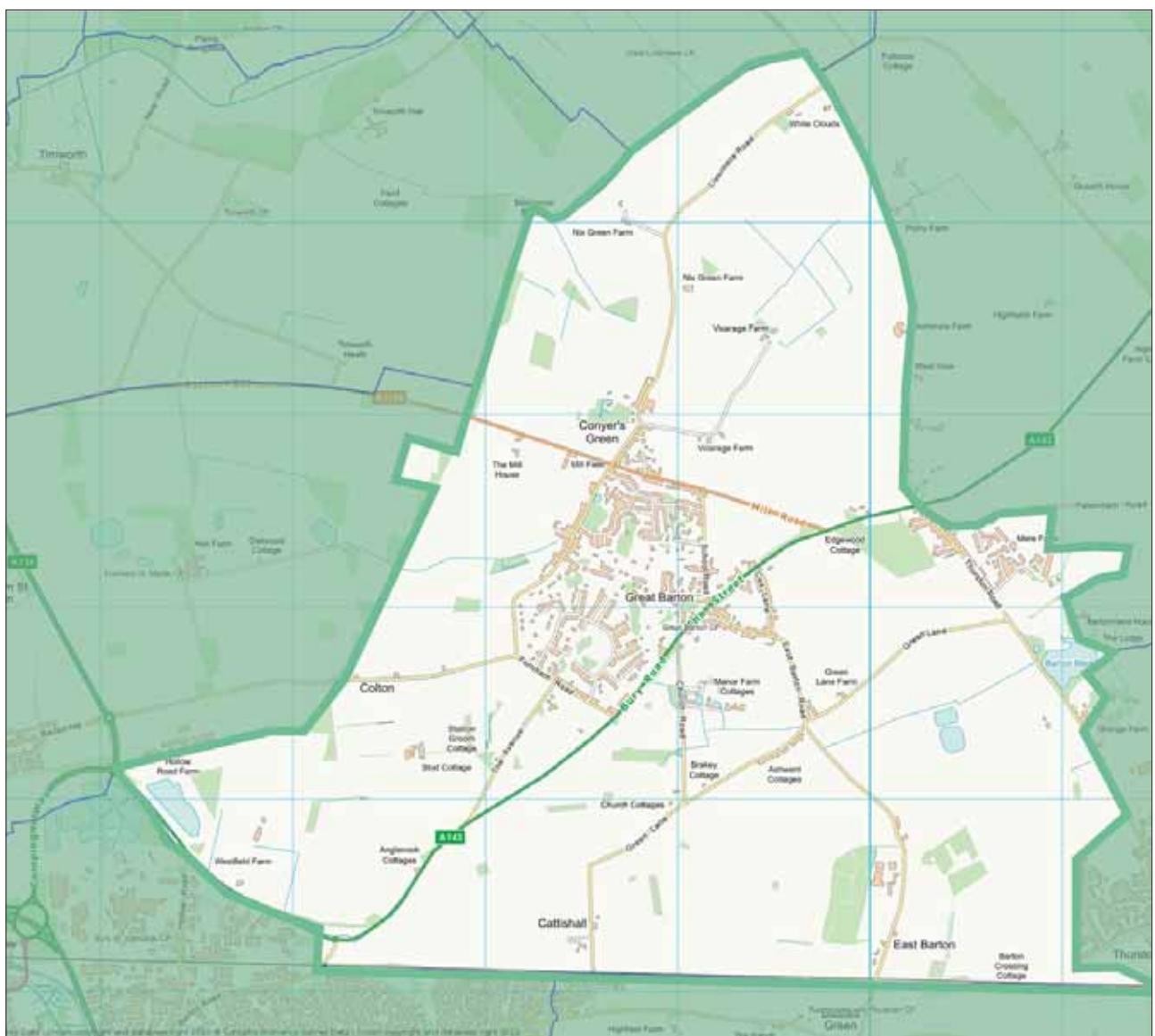
Policy GB 1 - Spatial Strategy	25
Policy GB 2 - Housing Delivery	29
Policy GB 3 - Land at School Road (The Triangle)	36
Policy GB 4 - Housing Mix	39
Policy GB 5 - Housing Design	41
Policy GB 6 - Retention of existing Employment Premises	43
Policy GB 7 - Community Facilities	45
Policy GB 8 - Sport and Recreation Facilities	45
Policy GB 9 - Local Green Spaces	49
Policy GB 10 - The Park Special Character Area	53
Policy GB 11 - Hall Park Special Character Area	54
Policy GB 12 - Development Design Considerations	57
Policy GB 13 - Sustainable Construction Practices	58
Policy GB 14 - Buildings of Local Significance	59
Policy GB 15 - Public Rights of Way	65
Policies Map	67

# Introduction

- 1.1** A Neighbourhood Development Plan (usually known as a Neighbourhood Plan) is a community-led planning framework for guiding future development, regeneration and conservation of a designated area. It contains planning policies along with proposals for improving that area.
- 1.2** Following the preparation of a Parish Plan and a Housing Needs Survey by residents and the Parish Council in the years 2008-2010, the 2011 Localism Act provided a range of new rights and powers to allow communities to improve the places where they live and work. A Great Barton Neighbourhood Plan would allow the Parish Council, as the Qualifying Body, to have powers to develop locally relevant planning policies and identify land for development that would be taken into account by the local planning authority when considering planning applications.
- 1.3** In 2012 the Parish Council, in reviewing projects coming out of the Parish Plan and public consultations during the St Edmundsbury Borough Council (SEBC) Vision 2031 preparation processes, decided that there was ample evidence that the parishioners wished to support the preparation of a Neighbourhood Plan for the whole parish and not one sector of it. Throughout 2013 and 2014 SEBC consultations on the Vision 2031 clearly showed the desire by parishioners of Great Barton to maintain and increase its vitality and, moreover, to preserve its own identity.
- 1.4** To preserve the identity of the parish, the April 2015 Annual Parish Meeting, supported by a neighbouring village already 18 months into the Neighbourhood Plan process, encouraged volunteers outside of Parish Councillors to express an interest in developing a Neighbourhood Plan. A Neighbourhood Plan Working Group was subsequently established in March 2016 and, at a meeting in May 2016, the following themes were identified as matters that should be addressed in the Neighbourhood Plan:



- 1.5** The Neighbourhood Plan Area, covering the whole of the parish, was originally designated by the then St Edmundsbury Borough Council in June 2016. Due to changes to the Great Barton parish boundary following a community governance review, Great Barton Parish Council submitted a new application to designate a revised Neighbourhood Plan Area to cover the revised parish area. The Borough Council confirmed the designation of the new area, as illustrated on Map 1, on 14 January 2019. This is the area that the Neighbourhood Plan covers.



**Map 1 - Designated Neighbourhood Plan Area (January 2019)**

- 1.6** The Neighbourhood Plan covers the period from 2019 to 2041, the end date being chosen to coincide with that of the emerging West Suffolk Local Plan which is at an early stage of preparation at the time this Neighbourhood Plan is being prepared. It has been developed through extensive community consultation and is based on sound research and evidence.
- 1.7** The Neighbourhood Plan has to follow a number of required stages in its preparation, as illustrated below. We have now reached the Pre-Submission Draft stage and, at the conclusion of this stage, all comments received will be reviewed and the Plan will be amended where necessary prior to the Parish Council making a formal decision to submit it to West Suffolk Council. The stages that occur during the preparation of Great Barton Neighbourhood Plan are illustrated below.

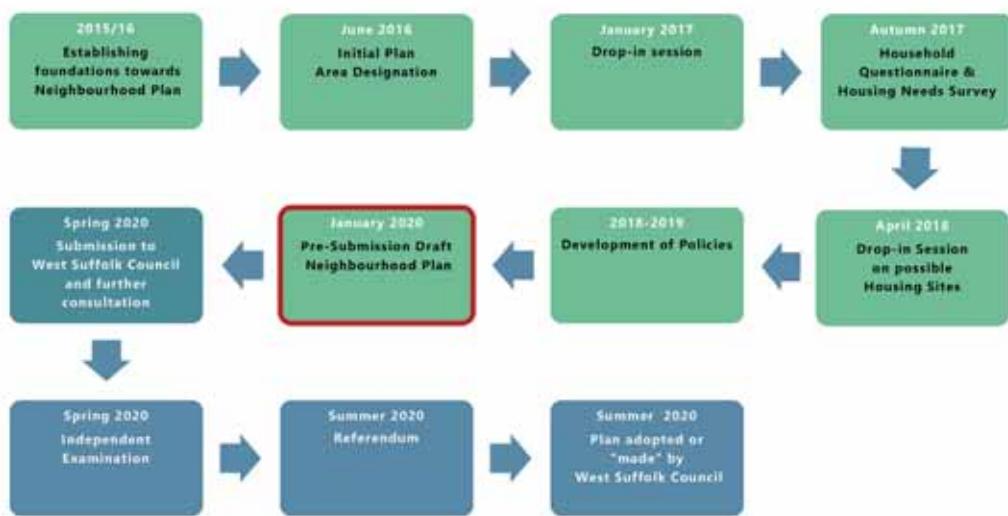


Figure 1 - The Neighbourhood Plan Process



- 1.8** In reaching this stage of the Neighbourhood Plan, a number of key activities have been undertaken as specified below.

#### **January 2017 Drop-in Event**

- 1.9** A Drop-in session was held on Saturday 21 January 2017. Over 150 people attended the event including the local MP. The drop-in session gave everyone the opportunity to come to the Village Hall and learn more about the key themes of Housing, Transport, Character and Environment, Business and Employment and Community Facilities related to the Neighbourhood Plan, discuss their ideas to influence it and have a cup of coffee. In addition, some people completed a short questionnaire about their aspirations for development of the Triangle site, the area of land bounded by the A143, Mill Road and School Road allocated for development in the St Edmundsbury Rural Vision 2031 Local Plan document. The written comments from the event can be found on the Neighbourhood Plan pages of the Parish Council website.

#### **February 2017 Youth Club Presentation**

- 1.10** Members of the Working Group gave a presentation to the Youth Club (The Den) to understand their views about what they would like to see in their community, what they like about the area and what they don't like. The event was well-attended and provided good feedback, which is on the Neighbourhood Plan pages of the Parish Council website.

#### **March 2017 Primary School Exhibition**

- 1.11** An exhibition was held at the Primary School to focus on the options for the area locally known as The Triangle and seek feedback from parents, children and staff. The Neighbourhood Plan process was also explained and there was a reasonable attendance and good feedback, which is on the Neighbourhood Plan pages of the Parish Council website.

#### **May 2017 Free Church Community Day Exhibition**

- 1.12** An exhibition was included as part of the Free Church Community Day to explain the Neighbourhood Plan process and seek feedback on issues of concern. There was not a large attendance at this event. The limited feedback is on the Neighbourhood Plan pages of the Parish Council website.

#### **October 2017 Household Questionnaire**

- 1.13** A paper copy of the questionnaire was delivered to every household in the Neighbourhood Plan Area and every resident over the age of 8 was invited to complete it. The questionnaire was also available to complete online.

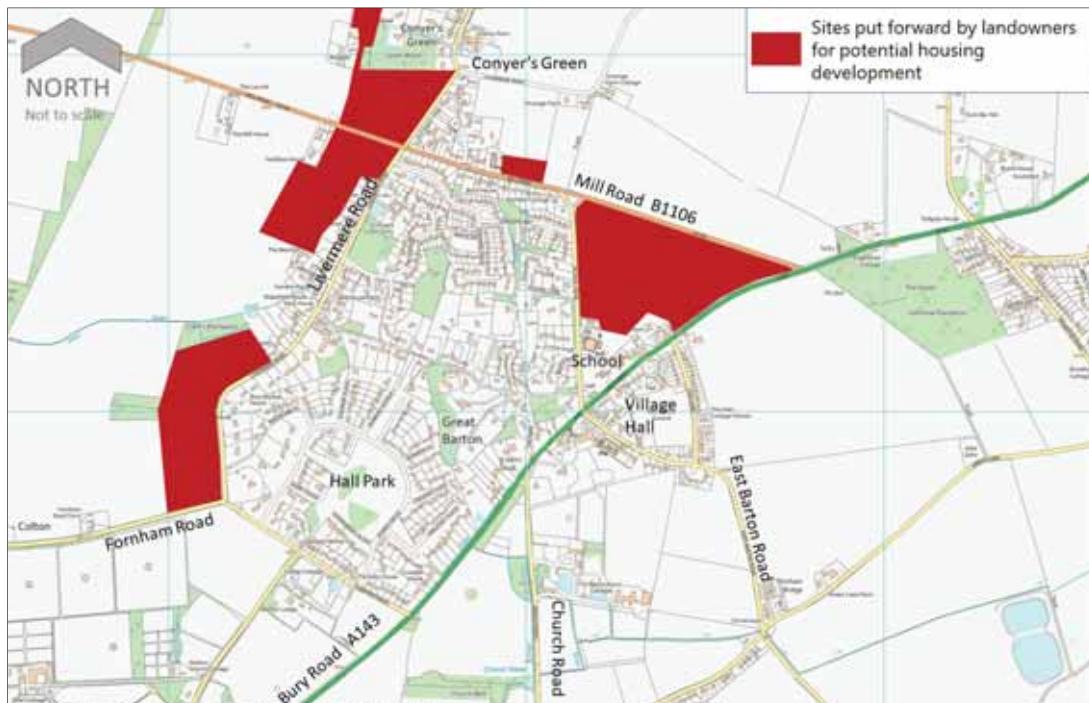
- 1.14** The results of the survey are available to view on the Neighbourhood Plan website and they have informed the content of the Neighbourhood Plan.

## Local Housing Needs Survey October 2017

- 1.15** The Parish Council commissioned Community Action Suffolk to develop a Local Housing Needs Survey. As with the Household Questionnaire, a paper copy of the survey was also delivered to every household in the Neighbourhood Plan Area and it was also available online to complete.
- 1.16** An Executive summary of the report is available to view on the Neighbourhood Plan pages of the Parish Council website.

## Possible Housing Sites Consultation

- 1.17** In April 2018 a Drop-In event was held at the Village Hall to seek views on the sites that had been put forward to the Borough Council for potential housing development. To publicise the event, a postcard identifying all the sites was delivered to every home in the Plan Area. The majority of residents expressed the view that if there was to be further development it should be located within the Triangle.



## Great Barton - History and Now

### Location

- 2.1** The village is located around three miles to the north-east of Bury St Edmunds on the A143 Bury St Edmunds to Diss road, as illustrated in Figure 2 below. Further along the A143 there is additional growth taking place in the villages of Ixworth, Stanton and Rickinghall/Botesdale which places additional pressures on the A143 and amounts to further traffic passing through the village. Added to this, the village of Thurston to the south-east of Great Barton is the focus for significant amounts of housing growth. Thurston's Neighbourhood Plan notes that planning permissions are in place for over 1,000 additional homes and this growth will increase traffic movements to Great Barton's road network. Suffolk County Council Highways has advised that there will be a need for improvements to be made to the Thurston Road junction with the A143.
- 2.2** To the south-west of the village, Bury St Edmunds continues to be the focus for major growth in West Suffolk. The St Edmundsbury Core Strategy Local Plan document made provision for over 5,000 additional homes to be built in the town by 2031. Many of these would be provided on five strategic sites around the edge of the town, including a site for around 1,250 homes within Great Barton parish, known as The Severals.

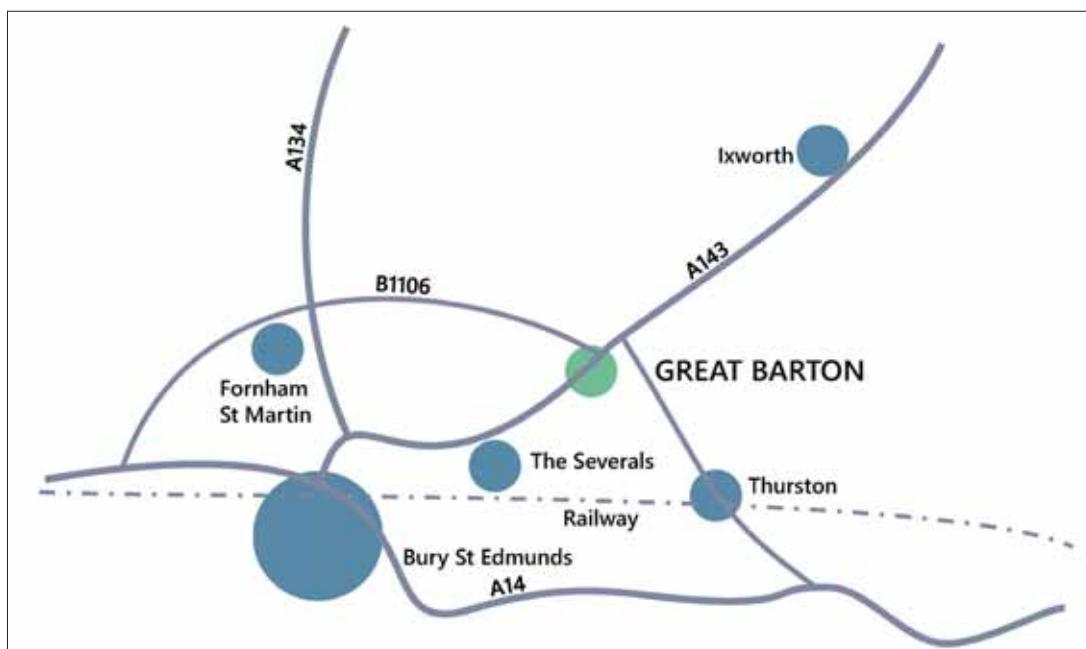


Figure 2 - Location of Great Barton

## Local History

**2.3** From before the Conquest and throughout the medieval period Great Barton - or Berton Magna as it was then known - belonged to the Benedictine abbey at Bury St Edmunds. The manor equated in extent with the ecclesiastical parish and centred on the site of the present Manor House and farm. This was the main area of settlement but there were others associated with the sub-manor of Necton Hall or Conyers (in the vicinity of the present Conyers Green) and at Catteshall (now Cattishall), where in early medieval times the judicial court for the King's justices was held. With the construction of Hall Croft House - the precursor of Barton Hall - the focus of the village shifted to its present location.

**2.4** At the time of the Enclosure Act of 1805 most of the land was owned by the Bunbury family but sizable tracts were held by others and by the Church, whose lands became consolidated in the north-east of the parish. The layout of the village was further transformed with a series of road diversions in the 1820s, instigated in part by Sir Henry Edward Bunbury, who wished to 'empark' the lands around Barton Hall. The principle change was a re-routing of the Bury to Ixworth turnpike; originally taking a circuitous route through the village, it now followed the alignment of the present A143. Other major changes included the creation of Mill Road and School Road and the closure of some existing roads. During Sir Henry's time many of the older buildings seen today - often with their characteristic 'Tudor' chimneys - were constructed for employees on the estate. The Bunbury Arms public house was built in 1844. The first purpose-built school, in School Lane, was built sometime between 1840 and 1846. A further one (for boys) at the junction of School Road and Mill Road was built around 1860, the first school being retained for girls. In 1902 the schools came under county council

control and were replaced by the present primary school on School Road in 1967.

**2.5** The destruction of Barton Hall by fire in 1914 led to the sale of the Bunbury estate. It was resold by auction the following year, divided into approximately a hundred lots; these are clearly identified on maps accompanying the sale catalogues. At this time nine farms were included in the estate, along with the ruins of Barton Hall and the pleasure grounds. Barton Lodge Farm was acquired by Edward (later Sir Edward) Hulton and turned into a stud. After his death his estate consisting of Manor farm, Lodge Farm and Cattishall Farm were acquired by Huddleston Broughton (later Lord Fairhaven) and his brother and remain in the family still. In the 1920s the vicarial lands, Nix Green Farm, Conyers Green Farm and Elms Farm were acquired by Suffolk County Council (SCC) for incorporation into the SCC Farms Rural Estate which provides individuals with farming skill potential to establish and develop businesses in rural areas.

**2.6** The character of the Victorian village was largely retained until after WW2 and only a small number of new homes were built between 1914 and 1950. The parkland surrounding Barton Hall remained under cultivation until around 1962, when the land was acquired by the then Thingoe District Council for a visionary housing development that would become Hall Park. Other residential developments followed, including Barton Hamlet, Conyers Way, Westwood and The Coppice, all with distinct architectural styles. In addition, over a long period of time there has been infilling of plots, particularly along Fornham Road and Livermere Road. In addition to Holy Innocents Church, a Grade 1 building, there are some 19 Grade 2 and 2 Grade II\* listed buildings in the parish, some datable to the early seventeenth century; the milestone on the A143 is also a scheduled monument.

## Demographic Information

- 2.7** According to the most recent Census data, the 2011 Great Barton resident population was 2,191 which is estimated to have risen to 2,205 in mid-2017 (source: Office for National Statistics). In 2001 the Census recorded a population of 2,085 and therefore it grew by just over 5% in the 16 years. Comparing the population of 2001 and 2011 reveals that the proportion of children has stayed around the same while, in line with national trends, the proportion of residents aged 65 or over has shown a marked increase. Note that the 2011 Census covered the parish as defined prior to the boundary changes in 2018. The parish has a high proportion of older residents. In 2011 28% of the population was aged 65 or over, compared with 19% across St Edmundsbury.
- 2.8** In 2011 there were 916 dwellings in the Plan Area, although 2.4% of these were not occupied. The average household size was 2.45 residents. At the time the majority of the dwellings were:
- Owner-occupied (84.2%)
  - Occupied by 2 people or less (65.9%)
  - 3 beds or more (80.6%)
  - Detached (80%)

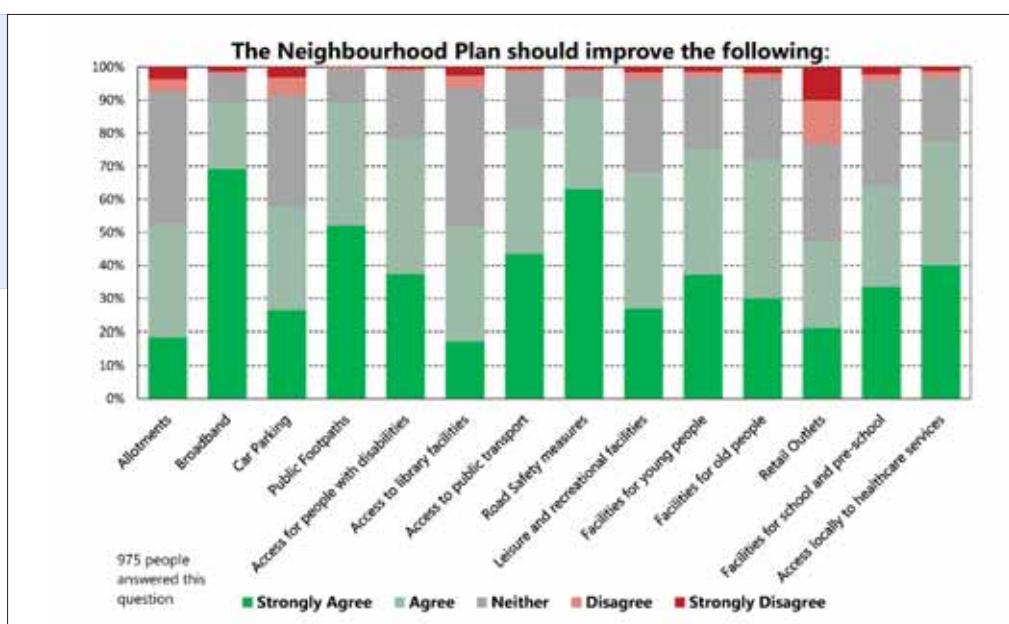
**2.9** The level of affordable housing in the village (i.e. housing controlled by a social landlord) is just 7.2% (65 homes)<sup>1</sup>. In addition the Grace and Compassion Benedictines provide a residential and nursing care home (Montana Care Home) located on East Barton Road. This has 16 bedrooms offering 19 places for residents and a catholic chapel, with services open to non-residents. Also on the same site are 18 retirement flats for those over 55 within Oakampton House.

**2.10** The results of the 2017 Neighbourhood Plan Household Questionnaire recorded that 19% of those completing the questionnaire live alone and 51% live in a household of two people. Of the 1024 who provided their age 54% are aged 60 or over. 30% of people work in Great Barton (4%), Bury St Edmunds (15%) or within 25 miles (11%) and 43% of residents are retired.

Residents identified the following as important to them

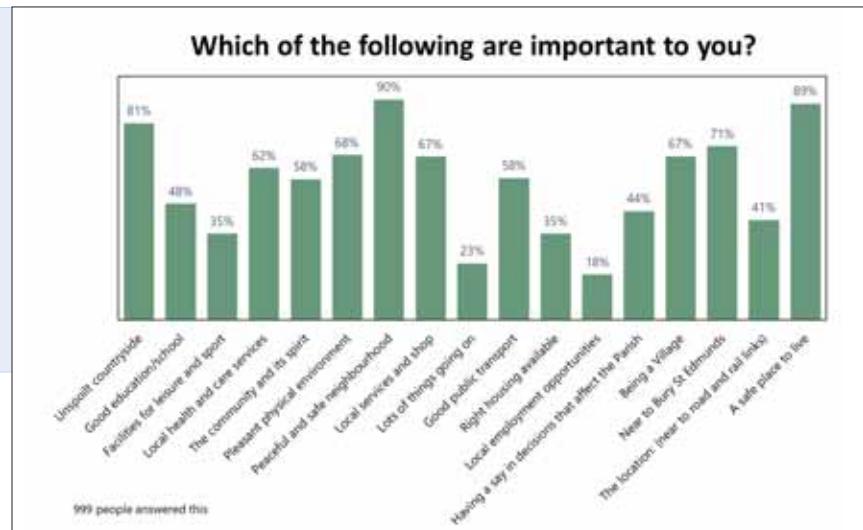
- Peaceful and safe neighbourhood - 90%
- A safe place to live - 89%
- Unspoilt Countryside - 81%

Figure 3 -  
Household  
survey  
results

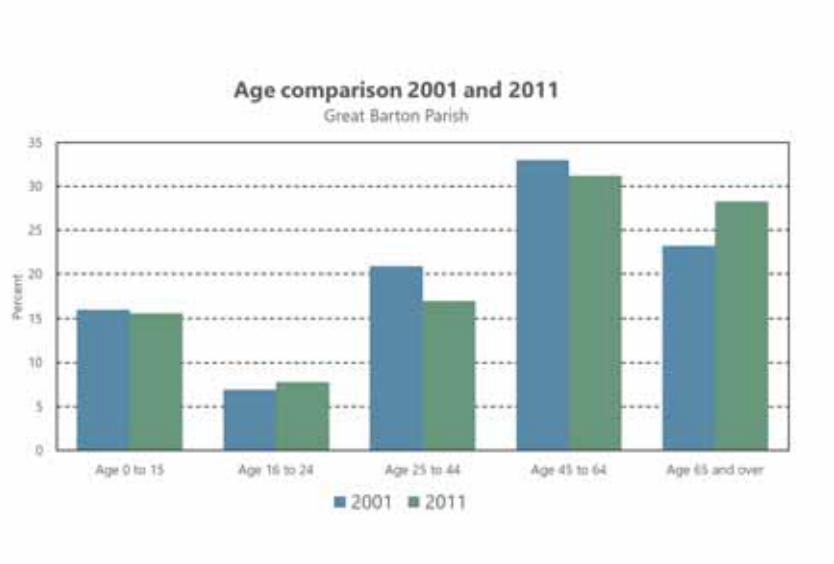


<sup>1</sup>2011 Census data plus new development at Bertuna Close that was completed after the Census

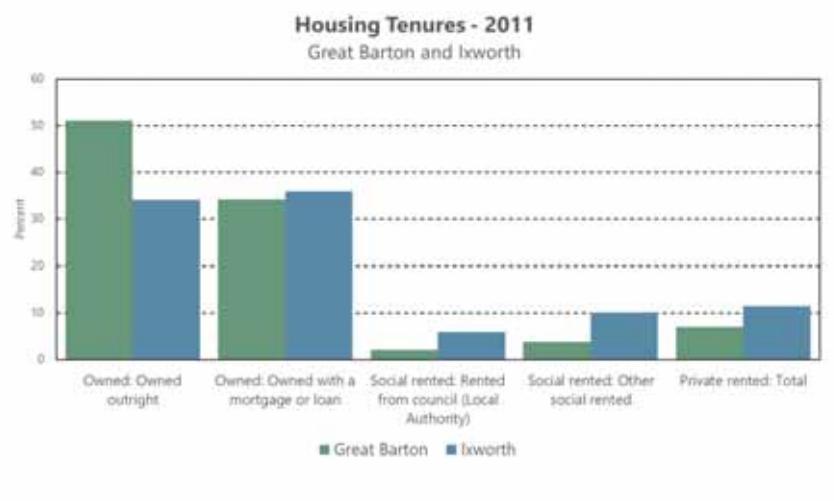
**Figure 4 -**  
Household  
Survey Results



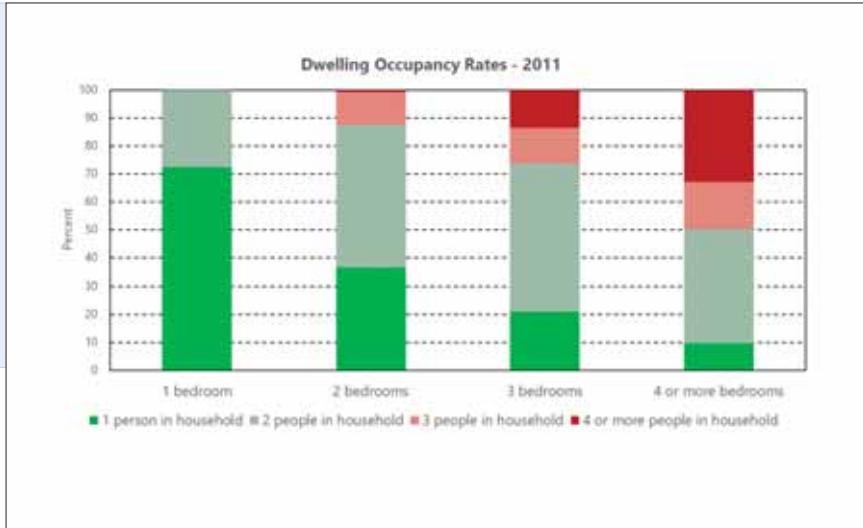
**Figure 5 -**  
Age Structure  
Comparison  
2001 - 2011  
(Source -  
Office for  
National  
Statistics)



**Figure 6 -**  
Housing  
Tenures  
Comparison  
(Great Barton  
and Ixworth)  
(Source - Office  
for National  
Statistics)



**Figure 7 -**  
 Great Barton  
 Dwelling  
 Occupancy  
 Rates 2011  
 (Source - Office  
 for National  
 Statistics)



**2.11** Of those residents responding to the Neighbourhood Plan questionnaire, 48% felt that there should be no more growth as there was already too much with the current proposals and 29% felt it was about right with the proposed developments. 20% would support more controlled growth and only 2% would encourage more significant growth. Of particular concern was the potential impact of increased traffic within the village of Great Barton and the surrounding roads.

### Local Economy

**2.12** At the time of the 2011 Census, just under 1,000 residents were in employment, of whom around one third were in part-time employment. The average distance people travelled to work was 19 kilometres, although 20% worked from home and a further one third worked in Bury St Edmunds. Home working has increased from 15% in 2001 and it is quite likely that the number of people working from home has increased further since the last Census.

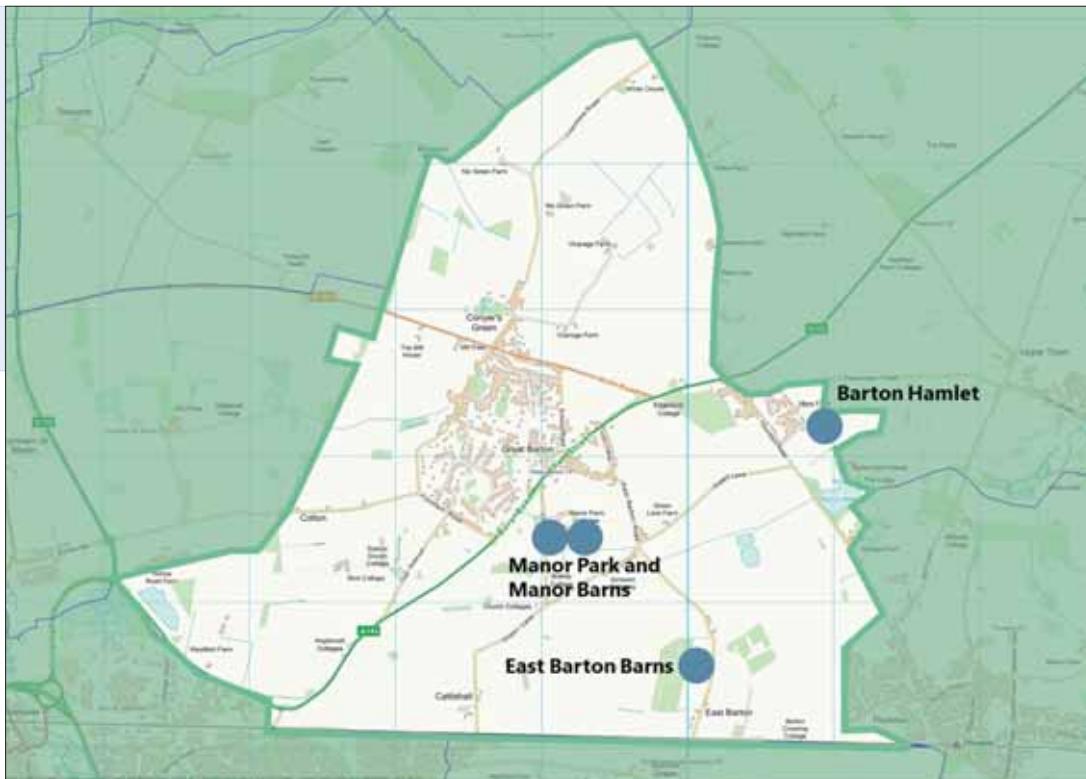
**2.13** The main sectors of employment of residents in 2011 were:

- Wholesale and Retail
- Health and Social Care
- Education
- Manufacturing

Only just under two percent of residents were employed in agriculture in 2011.

- 2.14** Within the Plan Area, there are currently small areas of employment at Manor Park, Manor Barns, Barton Hamlet and East Barton Barns, as illustrated on Map 3. While not representing large employment destinations, they are important in providing local economic opportunities.

Map 3 -  
Employment  
Hubs



### Local Services and Facilities

- 2.15** Although Great Barton is a large village, the amount and range of services available is constrained by the village's proximity to Bury St Edmunds. Notwithstanding that, the village has a petrol filling station that also provides for some day-to-day shopping needs, a post office, a primary school, the Bunbury Arms public house and a large village hall and nearby scout hut. These and other facilities are illustrated on Map 4. The County Council Education Department has indicated that the primary school is forecast to have spare capacity for around 25 places by 2022.
- 2.16** The village is well served by the village hall with a number of rooms and facilities to cater for different needs. The Scouts Hut is also located on the site and the village playing fields behind the Village Hall are large enough to accommodate a full-size football pitch as well as a modern equipped children's play area. Separately, but adjoining the playing field, is Great Barton Bowls Club. Away from the village centre, on Green Lane, the parish allotments can be found. The village also has three religious buildings: the parish church (The Holy Innocents); a catholic chapel (Sisters of Our Lady of Grace and Compassion) and the Freedom Church. There is also the Church Institute building on The Street, which is associated with the parish church and provides church services and community activities.

**Map 4 -  
Village  
Facilities**



## Natural Environment

**2.17** Great Barton's stock of established hedgerows, ancient and community Woodlands, agricultural fields and a large number of private gardens, ensures a high level of biodiversity. In particular, hedgerows in Livermere Road, Green Lane, Church Road and the A143 Bury Road are important for maintaining wildlife habitats.

**2.18** Within the Neighbourhood Plan Area the following natural environment designations exist:

- Barton Shrub County Wildlife Site
- British Sugar Lagoons Local Wildlife Sites
- Great Barton Roadside Nature Reserve

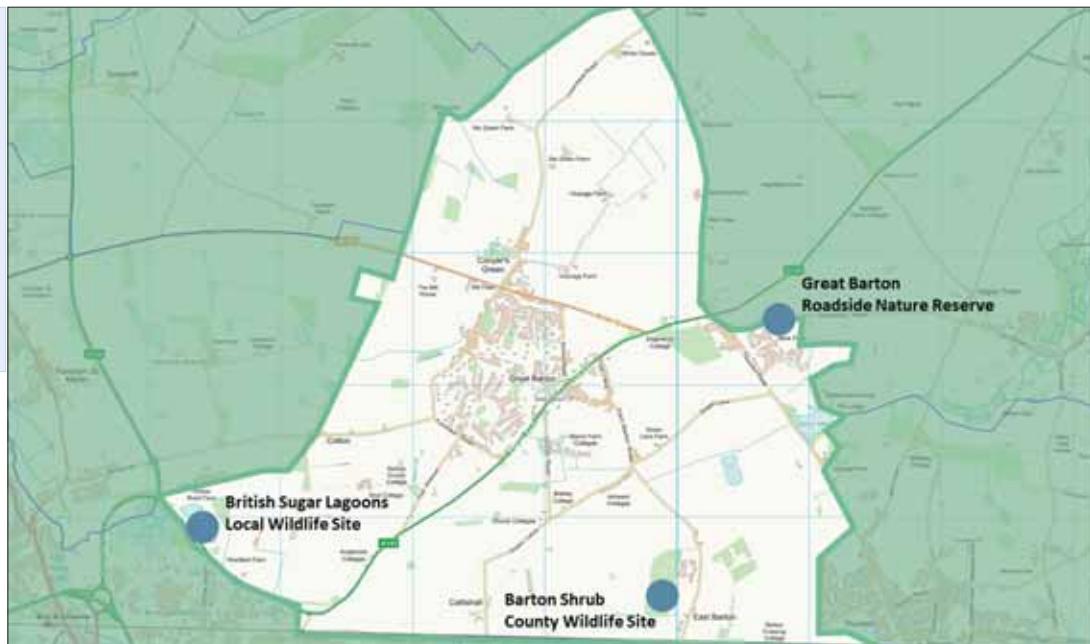
The location of these are illustrated on Map 5 below.

**2.19** In addition, Icepits Wood is a large mature woodland adjacent to the A143 between the main village and Barton Hamlet. Suffolk County Council Farms acquired the woodland in the 1920s and it is now on a 99 years lease to the Parish Council to provide educational and amenity facilities to parishioners.

**2.20** **Barton Shrub** is listed in the Natural England Ancient Woodland Inventory.

The eastern end is bounded by a ditch which also has a bank at its northern end. The bank marks the wood's edge along its northern and western boundaries. The wood is surrounded by arable land except for the farmyard and buildings. Much of the western side of the wood has been planted with Conifers. The north eastern part is made up of an Oak canopy and some Ash. The southern end is dominated by Oak with Sycamore and Birch. The understorey consists of Field Maple, Hazel, Elder and rarer Holly and Broom. Planted trees include Sweet Chestnut, Beech, Elm and a lesser amount of common Lime. Bluebells are dominant in the ground layer in the north eastern corner and in other areas where the canopy is more open. In other places Brambles, Bracken and Nettles are abundant. In addition, Primroses are present, another ancient woodland indicator, as well as Narrow Buckler Fern, an uncommon plant in Suffolk. The Pond just outside the wood at the north east corner has poor water quality and the ditch draining into it is filled with green algae. Barton Shrub is managed for pheasant rearing and there is a pheasant pen in the centre of the wood.

**Map 5 -**  
Natural  
Environment  
Designations



**2.21 British Sugar Lagoons** are located to the north of the A143 and provide a variety of habitats including ponds that are particularly important for water birds on migratory routes.

**2.22 Great Barton Roadside Nature Reserve** is located on Pakenham Road. Under the County Council's Roadside Nature Reserve Scheme, the grass verges are individually managed by them to benefit the scarce or unusual plants or fungi from normal highways management procedures.

### Historic Built Environment

**2.23** Although there is no designated conservation area in Great Barton, there are a number of listed buildings and other heritage assets. Details of the current (2019) Listed Buildings are provided in Appendix 1. Across the Neighbourhood Plan Area there are also records of a large number of archaeological finds which are detailed on the Suffolk Heritage Explorer website <https://heritage.suffolk.gov.uk/>.

Amongst these are Barton Mere and the site of Necton Old Hall, north-west of the village centre. Suffolk County Council Archaeological Service should be consulted at the earliest possible stage of preparing a planning application to ascertain any specific requirement in relation to the potential impact on archaeological records.

### Transport and Travel

**2.24** The A143 passes through the centre of the village and is a key transport route between the A14 at Bury St Edmunds to Diss and the East Coast ports of Great Yarmouth and Lowestoft. The traffic flow on this section of the A143 has fluctuated over the years. In 2018 the Department for Transport traffic statistics report at the traffic point on the A143 between Mill Road and the Bunbury Crossroads (No. 26704) the average annual daily flow volume of traffic was 15,886 of which 891 (5.6%) were Heavy Goods Vehicles (HGVs). The highest total volume of traffic over the past 18 years was in 2005 with

a total volume of traffic 17,820 of which 1,238 (6.9%) were HGVs. The lowest total traffic volume in that same period was in 2007 with a total volume of 13,488 of which 958 (7.1%) were HGVs.

**2.25** The volume of HGVs has also fluctuated but the total volume of HGVs in 2018 was the lowest reported in the period 2000 to 2018. There has been an assumption that this is due to a change in the type of HGVs using the road but the numbers of 5 and 6 axle HGVs are at their lowest since 2008.

**2.26** In addition, the B1106 (Mill Road) skirts the northern edge of the main built-up area of the village, linking the A143 to the east with the A134, Fornham St Martin, Fornham All Saints and, eventually, the A14 west of Bury St Edmunds. The road is heavily used as an alternative route around the north of Bury St Edmunds, avoiding the busy junction 43 of the A14 and A143.

**2.27** Vehicle traffic has a particular impact on residents through noise, air quality and road safety issues. Along the length of the A143 in the Plan Area, there were two fatal road traffic collisions, seven serious injury road traffic collisions and 22 slight injury road traffic collisions between 2011 and 2018 (the most recent data available). Over the years there have been occasional proposals for a bypass for the village, but they have never been pursued by Suffolk County Council, the highways authority.

### The 2010 Parish Plan

**2.28** The Parish Council prepared a Parish Plan in 2010 which, although not having the statutory planning status that the Neighbourhood Plan has, did contain a number of actions, which are either completed, outside of the remit of the Parish Council, no longer applicable or are on-going. An update on the actions can be found in **Appendix 1**.

# Planning Policy Context

- 3.1** The Great Barton Neighbourhood Plan must:
- have appropriate regard to national planning policy;
  - be in general conformity with strategic policies in the development plan for the local area and contribute to sustainable development; and
  - be compatible with European Union (EU) obligations and human rights requirements.

## National Planning Policy Framework

- 3.2** The National Planning Policy Framework (2019 NPPF) sets out the Government's high-level planning framework which must be taken into account in the preparation of development plan documents and when deciding planning applications. The Framework sets out a presumption in favour of sustainable development.

Paragraph 11 states:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

## Local Development Plan

- 3.3** At the time of the preparation of this Neighbourhood Plan the following Local Plan documents relevant to the area were in place:
- St Edmundsbury Core Strategy (adopted December 2010)
  - Bury St Edmunds Vision 2031 (adopted September 2014)
  - St Edmundsbury Rural Vision 2031 (adopted September 2014)
  - Joint Development Management Policies (adopted February 2015)

These were supplemented by the North East Bury St Edmunds Masterplan Planning Guidance document (adopted July 2014).

Prior to 1 April 2019 the local planning authority for Great Barton was St Edmundsbury Borough Council. However, on that date the Borough Council and Forest Heath District Council were dissolved and replaced with the new West Suffolk Council.

## St Edmundsbury Core Strategy

- 3.4** The Core Strategy primarily sets the strategic planning framework for the borough identifying the scale and broad location of planned growth for the period to 2031. Policy CS4 identifies the settlement hierarchy of the local plan directing most growth to the towns of Bury St Edmunds and Haverhill, with some minor growth identified for Key Service Centres and Local Service Centres. The Neighbourhood Plan cannot propose matters that would not conform to the Core Strategy.

The Local Development Plan in force at the time of the preparation of the Neighbourhood Plan was prepared by the Borough Council.

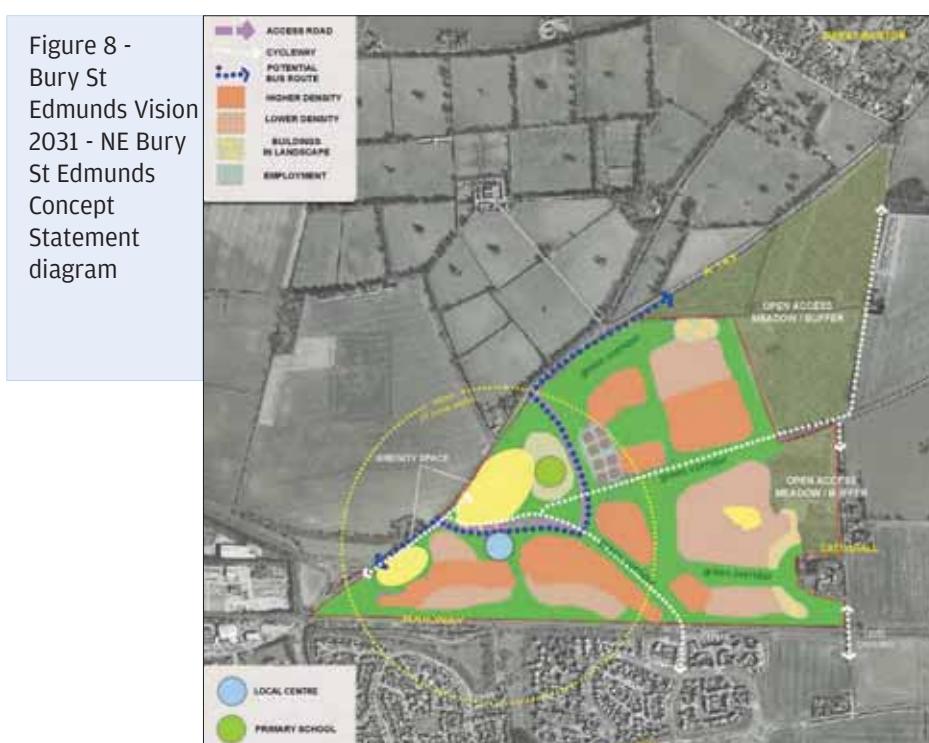
- 3.5** Policy CS11 of the St Edmundsbury Core Strategy (December 2010) provides a high-level strategy for the area to the northeast of Bury St Edmunds, promoting development that:

  - maintains the identity and segregation of Great Barton and creates a new, high quality entrance to Bury St Edmunds;
  - facilitates the provision of an A143 Great Barton bypass;
  - contributes to reducing congestion at appropriate junctions on the A14 in Bury St Edmunds;
  - provides improved public transport, foot and cycle links to the town centre and south towards the A14 and strategic employment sites;
  - delivers around 1250 homes of mixed tenure and size, including affordable homes;
  - provides opportunities for B1 use class local employment;
  - provides new, high quality strategic public open space and recreation facilities; and
  - delivers additional education, community and leisure facilities to meet the needs of this development and is located in a way that can achieve positive integration with the wider area.

**3.6** In addition, the Core Strategy designates Great Barton as a Local Service Centre on the basis of the level of services and facilities in the village. Local Service Centres are expected to accommodate some small-scale housing and employment development. The scale of growth will be dependent upon the local environmental and infrastructure capacity of the settlement concerned.

**3.7** Bury St Edmunds Vision 2031 Local Plan document sets out, in policy BV6, more detail for the North-East Bury St Edmunds strategic site identified in the Core Strategy. The site has an area of 89.5 hectares and is wholly within the Neighbourhood Plan Area. The site concept statement included in Bury St Edmunds Vision 2031, illustrated in Figure 8, expands on the policies set out in the Core Strategy and provides the parameters and framework for the development of the strategic site. The main purpose of the concept statement was to inform the preparation of a more detailed masterplan for the site and subsequent planning applications. The concept statement takes account of the national and local planning policies and local environmental and infrastructure constraints.

**Figure 8 -  
Bury St  
Edmunds Vision  
2031 - NE Bury  
St Edmunds  
Concept  
Statement  
diagram**



**3.8 The Rural Vision 2031** Local Plan document reaffirms the Core Strategy approach, primarily addressing the allocation of development sites in Key and Local Service Centres. However, the document also includes a number of aspirations for the rural parts of St Edmundsbury that have been taken into consideration in preparing this Plan. For Great Barton, it identifies the special qualities of the village including:

- the range of archaeological sites recorded in the County Historic Environmental Record;
- the distinctive environment of “The Park” which, it states, should be protected due to its distinctive historical character;
- the presence of Biodiversity Action Plan species within the existing built-up area of the village;
- the need for development to the north to be sensitive to key protected views in the distance;

Policy RV18 identifies an additional 12.4 hectares of land for residential and community uses on the north eastern edge of Great Barton (The Triangle) with the delivery of up to 40 homes by 2031.

**Figure 9 -**  
Rural Vision  
2031 extract -  
Great Barton



- 3.9** The **Joint Development Management Policies** Local Plan document (February 2015) contains a comprehensive suite of detailed planning policies by which planning applications will be determined on a day-to-day basis. The Neighbourhood Plan does not repeat these policies but, where appropriate, adds value and detail to them, as appropriate at the local level.

### North East Bury St Edmunds Masterplan (July 2014)

- 3.10** Although not forming part of the main development plan for the area, the North East Bury St Edmunds Masterplan (July 2014) has been submitted by Berkeley Homes Group and adopted by the Borough Council as planning guidance. This Masterplan sets out more detail on how the site will be developed including land uses, building heights and density, movement and access, landscape and ecology and sustainability.

- 3.11** The approved masterplan delivers the following:
- Around 1,250 new homes
  - A new primary school
  - A local centre possibly with shops, offices and health facilities
  - Areas of open space
  - Pedestrian and cycle links to the wider area
  - Two new roundabouts on the A143 to access the site

Future planning applications on the site will need to be in accordance with the adopted masterplan.

### New Joint Local Plan

- 3.12** West Suffolk Council has commenced work on the preparation of a new Local Plan for the area. The Plan will cover the period to 2041 and the Local Development Scheme (June 2019) suggests that the new Local Plan will be adopted by May 2023, after the expected time of adoption of the Neighbourhood Plan. The Local Plan is at such an early stage that, at the time of preparing the Neighbourhood Plan, nothing has been published to indicate what it might hold for Great Barton. At an appropriate time, the Neighbourhood Plan will be reviewed and modified to be in accordance with the new Local Plan.



# Vision and Objectives

- 4.1** The parish of Great Barton has a mixture of dispersed hamlets areas with a housing core, the interfaces and integration of which provide the culture of the parish. Therefore, the main objective of the Neighbourhood Plan is to successfully manage this interface as a foundation for providing for future generations. With this in mind, our vision is intended to be all-encompassing in order to achieve the aims and objectives expressed by residents through the development of the Neighbourhood Plan.

**By 2041 Great Barton will be a thriving and safe rural community that provides for the needs of existing and future residents whilst respecting, enhancing and sustaining the special character and environment of the village.**

**In the Vision we define specific words as follows:**

**Thriving** - extends to all services and facilities in the village that will benefit the residents and provides a clear indication of the scale, type and location of growth.

**Safe** - covers not just a feeling of safety but the ability to move safely around the village by foot, cycle or car.

**Environment** - this is intended to cover both built and natural including ecological issues.

**Sustaining** - this is intended to cover a broad range of issues including environmental sustainability.

**Needs of residents** - this is intended to cover all needs including those relating to business development, broadband and community/leisure facilities as well as more day-to-day needs.

- 4.2** To deliver the Vision, the Neighbourhood Plan has the following Objectives that have provided a benchmark for the preparation of its Planning Policies.

## Environment Objectives

- To preserve and enhance the character of the area
- To protect important open green spaces and wooded areas within the parish
- To ensure development is well designed and complements the diverse character of the parish
- To maintain the distinctive views and visual connectivity with the surrounding countryside from within the built-up area and protect the agricultural landscape
- To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages
- To protect and enhance biodiversity
- To minimise the impact of development on the best and most versatile agricultural land
- To reduce the environmental impact of new buildings through the use of energy saving technologies

## Housing Objectives

- To enable local people to stay in or return to the village throughout their lifetime and as their needs change
- To ensure an adequate supply of affordable housing to meet the needs of the parish
- To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village

## Business and Employment Objectives

- Support small-scale business creation and retention
- Encourage the provision of services and infrastructure that enables business development

### **Community Facilities Objectives**

- To protect existing community, retail, education and leisure facilities and support further growth where appropriate
- To ensure that sufficient community and leisure facilities are maintained to serve the Parish including new complementary provision in association with new development
- To encourage multi-generational community and leisure facilities

### **Transport Objectives**

- To promote measures to improve the safety of the roads and footways through the Parish and beyond
- To provide improvements to footpath connections through the Parish including measures to enhance pedestrian safety and safe crossing points
- To maintain, develop and enhance cycle routes through the Parish and beyond
- To ensure that new development provides sufficient parking
- To minimise the impact of future development on the existing highway network
- To encourage non-car modes, including public transport



## Planning Strategy

- 5.1** As noted above, the planning policy framework for West Suffolk is set out in a number of Development Plan Documents. This Neighbourhood Plan has been prepared to be in general conformity with the strategic policies of the adopted documents, in accordance with the neighbourhood planning regulations.
- 5.2** This Neighbourhood Plan enables appropriate and sustainable development in Great Barton without having an irreversible impact on our historic and natural environment or resulting in the coalescence of the village with its hamlets or the built-up area of Bury St Edmunds. It also acknowledges the proposed development of the Strategic Site at north-east Bury St Edmunds, which is at an advanced stage of planning. With the exception of the Strategic Site, it is essential that additional growth in the Plan Area is focused on the main built-up area of the village where there is a close relationship with existing services and facilities. The presence of heritage and natural assets requires that development will need to be carefully designed and located to minimise impact on these designations. Similarly, the landscape setting of the village will need to be taken into account as will the impact of development on designated habitats in the wider area.
- 5.3** The Neighbourhood Plan provides a strategy for the period to 2041, during which time an additional 150 homes will be delivered in addition to those already with planning permission but not yet built and the planned development at the Strategic Site referred to above. There will be a need for additional infrastructure to support this growth. Development will not be permitted if the infrastructure is not there and cannot be provided. The detail as to how these homes will be delivered is set out in the appropriate sections of the Plan.
- 5.4** The Settlement Boundary defined in the adopted Local Plan has been reviewed and is defined on the Policies Map for the main built-up areas of the village. It will enable the locational management of future development and restrict the unjustified encroachment of development into countryside. The Settlement Boundary for the main part of the village is based on that contained in the Local Plan Policies Map, but it has been reviewed to reflect changes since the last Local Plan document was adopted in 2015 and the allocation in this Neighbourhood Plan.
- 5.5** A Local Plan Settlement Boundary existed for the Barton Hamlet area prior to it being removed in the 2010 Core Strategy. Given the content of the 2019 NPPF in relation to the location of housing, a settlement boundary is now redefined for the area, as identified on the Policies Map. This will permit limited development within the boundary.
- 5.6** In order to manage the potential impacts of growth, new development will be focused within the Settlement Boundaries. This will ensure that the undeveloped rural countryside is preserved. There may be situations where it is necessary for development to take place outside the Settlement Boundaries, but this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. However, this approach does not restrict the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions.

## **Policy GB 1 – Spatial Strategy**

In the period 2019 to 2041 the Neighbourhood Plan area will accommodate development commensurate with the village's designation as a Local Service Centre in the Local Plan settlement hierarchy. With the exception of the development of the strategic site at The Severals, new development will be focused within the defined Settlement Boundaries. Outside of the Settlement Boundaries, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals for development will only be permitted where:

- a) it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside; or
- b) it is in conformity with Policy DM27 of the St Edmundsbury Joint Development Management Policies Local Plan Document 2015;
  - i) it would not have significant adverse impact on the landscape setting of Great Barton village and/or Barton Hamlet; and
  - ii) it would not result in the loss or erosion of an important settlement gap as identified on the Policies Map; and
  - iii) it would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up area, as defined on the Policies Map.

## **The Severals Strategic Site**

**5.7** As noted above, the Core Strategy identifies an area to the north-east of Bury St Edmunds as a strategic growth site for around 1,250 homes and associated facilities and services. A Concept Statement for the site is included in Bury Vision 2031 and a separate masterplan was prepared by the prospective developers and adopted by the Borough Council in 2014.

**5.8** The Neighbourhood Plan acknowledges the development of this site in accordance with the adopted masterplan (2014), as illustrated in Figure 10. The developers have named the site as The Severals and, at the time of preparing this Neighbourhood Plan, were working towards the preparation of a planning application for the site.

**5.9** It will be essential that the development of this strategic site complements the setting and built-up area of Great Barton and its community facilities and does not threaten and overwhelm it. This includes the nature and scale of the non-residential uses to be provided at this site. The adopted Core Strategy emphasises that the growth of Bury St Edmunds should not result in the coalescence of the town with Great Barton, especially with the small hamlet of Cattishall on the eastern edge of the site. As such, it will be important that there is a distinct and identifiable gap between the built form within The Severals development and the built-up area of the village and also the Cattishall hamlet. The Local Plan Proposals Map identifies a “Buffer” to the east and north-east of the site and the need for this to be maintained is reinforced in this Neighbourhood Plan.

**Figure 10 -**  
**The**  
**Severals**  
**Masterplan -**  
**Adopted by St**  
**Edmundsbury**  
**Borough**  
**Council in 2014**



# Housing

## Housing Objectives

- To enable local people to stay in or return to the village throughout their lifetime and as their needs change
- To ensure an adequate supply of affordable housing to meet the needs of the parish
- To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village

**6.1** Housing was identified as a key concern for residents. There was concern about the number of houses the parish was already expected to accommodate. There was also concern that any further expansion would damage the village's key characteristics. But a need was identified for improved housing provision for young people and the elderly.

## Housing Need

**6.2** The Neighbourhood Plan has an important role in meeting local housing need. It must not conflict with the strategic objectives of the Local Plan for the delivery of housing and may identify further sites for housing. The consultation process of the Neighbourhood Plan has revealed that local residents are keen to ensure that housing development in or around the village is controlled in such a way that the character of the village is preserved.

**6.3** A key role of the Neighbourhood Plan is to identify the amount of new housing to be provided during the period to 2041 and to identify where it will be located. Government guidance requires the strategic planning policies of Local Plans to identify the number of new homes that need to be planned for in Neighbourhood Plans. At the time of preparing this Neighbourhood Plan the new Local Plan for West Suffolk was at the initial stages of preparation and, therefore, no figures have been identified. The St Edmundsbury Core Strategy (2010)

distributes 14 percent of the housing growth in the borough to the rural areas outside Bury St Edmunds and Haverhill to 2031.

**6.4** In February 2019 the Government confirmed a new standard methodology for the calculation of future housing requirements at a local planning authority level. The methodology is contained in the Planning Practice Guidance (PPG) on Housing and economic needs assessment. West Suffolk Council published the "Assessment of a five year supply of housing land taking a baseline date of 31 March 2018" in September 2019. Using the standard methodology, it was calculated that 454 homes a year were required across St Edmundsbury between 2019 and 2029. This is compared with the Core Strategy growth requirement of, on average, 521 homes a year between 2001 and 2031.

**6.5** For Great Barton, a further study of housing needs was undertaken by AECOM as part of the Government's Neighbourhood Plan support package. The Housing Needs Assessment report is available to download on the Neighbourhood Plan pages of the Parish Council website. AECOM concluded that, the actual planned growth the Neighbourhood Plan area identified in the adopted Local Plan documents [totalling 1,290 dwellings] generated a "de facto Housing Needs Figure (HNF) for Great Barton of 1,290 dwellings" and that "the needs of Great Barton (and any requirement to support the wider Borough in the fulfilment of its housing target) will be more than satisfied through the delivery of 1,290 dwellings over the Plan period." As such, any additional growth in the village satisfies Paragraph 14 of the NPPF (February 2019) in that the housing requirement has been met in full.

- 6.6** However, the Core Strategy plans for the period to 2031 and therefore the additional growth requirement to 2041 (the Neighbourhood Plan end-date) has yet to be taken into account. Based on the current strategy for the distribution of growth, between 2011 and 2031 14% of the new housing across the former district of St Edmundsbury is planned to be built in the rural settlements outside Bury St Edmunds and Haverhill. Larger developments would take place in the Key Service Centres, smaller developments in Local Service Centres and only small-scale development in the smaller “Infill Villages”. In seeking to project forward to establish a reasonable amount of growth beyond the current Local Plan, we have taken the distribution strategy forward to identify a potential housing requirement to 2041. Based on the requirement of 455 a year referred to above, a further 4,550 homes would be required in St Edmundsbury. On that basis, 14% of the additional sites required amounts to 637 additional homes in the rural area. Great Barton’s 2011 population equates to 5.8% of the total population of the designated rural settlement typologies. We have therefore identified that 5.8% of 637 equals 37 dwellings.
- 6.7** Rural Vision 2031 identifies the large “triangle” site for the development of 40 dwellings in the period to 2031 while recognising that “this entire area of land will provide for the long term growth of Great Barton”. Work involved in the preparation of the Neighbourhood Plan has included an assessment of the capacity of the triangle site and the conclusions of this, referred to in paragraphs 6.9 to 6.20 below, has identified that it is reasonable to plan for the construction around 150 new homes in the Neighbourhood Plan Area by 2041, not including the housing planned at The Severals Strategic Site.
- 6.8** The additional housing will primarily be delivered on the triangle site, but there may be other opportunities for new homes in the parish during the lifetime of the Neighbourhood Plan. However, proposals elsewhere will normally be located within the defined Settlement Boundaries and will have to have particular regard to their potential impact on the character of the area, residential amenity, services, infrastructure and highway safety. Within the Barton Hamlet settlement boundary, reflecting the distance to local services and facilities such as the Primary School, only infill plots of one or two dwellings will be supported where there is no detrimental impact on the historic and natural environment, road safety and the amenity of existing residents.





### **Policy GB 2 - Housing Delivery**

In addition to the Strategic Site of around 1250 dwellings at The Severals identified in the adopted Local Plan, this Plan provides for around 150 dwellings to be developed in the Neighbourhood Plan area between 2019 and 2041. This growth will be met through:

- i the allocation identified in Policy GB3;
- ii small brownfield “windfall” sites, infill plots of one or two dwellings within the Main Village Settlement Boundary; and
- iii infill plots of one or two dwellings within the Barton Hamlet Settlement Boundary.

In addition, proposals for the conversion of redundant or disused agricultural barns into dwellings outside the Settlement Boundaries will be permitted where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

## Land at School Road (The Triangle)

**6.9** Policy RV18 of the Rural Vision 2031 document allocates land east of School Road for residential and community uses with up to 40 homes being built by 2031. These are accounted for in the assessment of housing requirements referred to in Policy GB2 above. As noted, the Local Plan document acknowledges that the site has a capacity for more than 40 homes but states that “the amount of land available for development, types and location of uses, access arrangements,

design and landscaping will be informed by a Development Brief”. This Brief had yet to be prepared when the Neighbourhood Plan was written in December 2019.

**6.10** Consultation during the preparation of the Neighbourhood Plan revealed community support for the delivery of additional homes at this site only if it delivered further community facilities. The Neighbourhood Plan has had regard to this and the criteria set out in Policy RV18, as reproduced below, in reviewing the development potential for the site.

### RURAL VISION 2031 POLICY RV18: GREAT BARTON

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

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

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

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

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

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

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

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

**6.11** In the absence of a Development Brief, the Neighbourhood Plan provides a high level “concept statement” for the site. This has been prepared by AECOM Planning Consultants and funded as part of the Government’s Neighbourhood Plans support package. What has been produced does not constitute the

Development Brief required by the Rural Vision 2031 policy, but it does provide guidance on how the site could be developed in order that a more detailed Development Brief can be prepared, should West Suffolk Council deem it necessary.

- 6.12** The concept is informed by the site characteristics, locally identified housing need, local community consultation and the policy requirements of Rural Vision 2031. In particular, the key findings of a questionnaire on the Triangle available at the Drop-in in January 2017 identified the following aspirations:
- A wide variety of trees and green spaces to replicate the nature of the village;
  - Cycle paths and footpaths should be provided;
  - Allocating new a post office with car parking facilities;
  - Adequate shops should be provided;
  - New housing should be in-keeping with the existing village; and
  - Historical character needs to be preserved.
- 6.13 Site Characteristics:** Currently, the site is open agricultural land screened from the A143 by a belt of woodland, managed by the village community woodland group, while a hedgerow and some small trees extend along much of School Road. Immediately south-west of the site is the Great Barton Pre-School and Great Barton Primary School. An extensive view to the wider countryside exists from just north of the Pre-School across the site and out towards Brand Road in the distance, reinforcing the village's rural setting. Within the site there exists what is understood to be a "bomb hole", a legacy from World War II and which is surrounded by a number of shrubs and small trees that provides a focal point within the flat landscape. Adjoining the site to the south-east is Elms Farm, a Grade II Listed Building. It is quite likely that the site could be of archaeological interest. As such, Suffolk County Council Archaeological Service should be consulted at the earliest possible stage of preparing a planning application for the site to ascertain any specific requirement in relation to the potential impact on archaeology assets.

**Figure 11 -**  
The  
Triangle Site  
Development  
Considerations  
From  
Neighbourhood  
Plan Design  
Guidelines.  
AECOM January  
2020





**6.14 Development Principles:** Given the prominence of the site at the eastern gateway to the village, it is essential that any development of this site is informed and shaped by the need to create a high quality development within a landscape setting. This will provide the guidance for the number of housing, in particular, that can be accommodated on the site rather than the development be driven by the need to deliver a certain number of homes. The AECOM design work has helped to inform and identify the principles that should inform the nature and structure of any development on the site. These have had regard to the adopted planning policy requirements.



## DEVELOPMENT PRINCIPLES

### Non-residential uses

- Provision of an area of approximately 2 hectares for community uses that might include a post office, a convenience shop and a coffee shop with parking and including at least 0.63 ha of outdoor sport including Multi Use Games Area (MUGA) with the standard dimension of 35 metres x 20 metres;
- Additional children's play area;
- Enabling the future expansion of the Primary School including a new drop-off / pick-up facility for visitors, accessed from Mill Road.

### Housing

- A variety of building typologies that create new character areas across the site, rather than the same typologies across the whole site;
- At least 60% of dwellings to have two or three bedrooms;
- Floor areas to achieve the minimum Government National Space Standards for New Housing, as set out in Appendix 3 of the Plan;
- Maximum building height to be the equivalent of two storey dwellings;
- Densities to reflect local character and to be informed by desire to create new development within a high-quality landscape;
- The mix of housing types which reflect the current housing types in the village including detached, semi-detached, and bungalow;
- Dwelling frontages overlooking existing and proposed roads, paths and public spaces;
- Design of homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented;
- Affordable housing to meet the Local Plan requirements and to be distributed in small clusters, across the site.

### Landscape

- Development structured around its landscape, using green corridors to provide walking and cycling links;
- Retention of the existing pond within the site;
- Providing for biodiversity net-gains across the whole site;
- Protection of community woodland areas adjoining A143;
- Retention and enhancement of existing hedgerow along School Road;
- Provision of new screen planting along Mill Road;
- Additional planting within the site to reflect the significant tree canopy found elsewhere across the village and to soften the transition to the open countryside;
- Retention of long-range view through site from School Road to beyond Mill Road.

### Access and Movement

- A high level of connectivity between existing and new residential areas, external public rights of way and open spaces;
- A single vehicular access from Mill Road;
- No vehicular accesses from School Road or The Street / A143;
- Ensure that highway safety for all users is given primary consideration;
- Footpath and cycleway connections through the site to provide links between School Road, Mill Road and the A143;
- The provision of a footpath along the Mill Road frontage;
- Appropriate pedestrian crossing facilities to connect the site to the wider area;
- A convenient area for use as a school pick up/ drop off.

### Sustainable Design

- Having full regard to the Neighbourhood Plan Development Design Checklist contained in Appendix 4 of the Plan;
- The need to manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);
- Making provision for charging or electric cars;
- Designs that incorporate the latest standards for reducing energy consumption and waste reduction.

- 6.15 The Triangle Concept Diagram:** The diagram on the following page provides a Concept Diagram for how the site should be developed. Developers will be expected to have regard to the Concept Diagram in preparing proposals for the site as well as identifying how the principles will be delivered.
- 6.16** The Concept Diagram identifies an area for community uses including, should a requirement arise, the expansion of the Primary School. This approach accords with the requirements of Rural Vision 2031, but the exact mix and viability of uses has yet to be determined. Likewise, the County Education Department has indicated that there is not an immediate need for additional classroom space, but the school site does not currently have open space that can be used for sport. Detailed development proposals for the site should explore exact requirements and the need and viability of additional community and retail uses on the site.
- 6.17** Having allowed for the other uses, the land for housing development is around 7.5 ha, suggesting a maximum site capacity of up to 150 homes at 20 dwellings per hectare, reflecting existing densities across the village centre. This figure should be viewed as a maximum development capacity and the actual amount of housing should be determined by the amount of land required for structural landscaping, the community uses, the footpath and cycleway corridors and the required housing mix as determined by the Housing Needs Assessment (2019) or any subsequent and more up-to-date assessment.
- 6.18** Vehicle access into the site shall only be from Mill Road, as required by Rural Vision 2031. There will be a requirement for traffic calming on Mill Road, which currently has a 60 mph speed limit. The aspiration is to reduce the speed limit to 30 mph through self-enforcing measures that do not rely on speed enforcement. Such measures might be introduced through the sensitive design of the site entrance junction, improved pedestrian crossing points on Mill Road and improvements at the Mill Road / A143 junction but the detail will have to be agreed between the developer and Suffolk County Council Highways Department.
- 6.19** The overall development of the site should look to achieve a net biodiversity gain, particularly given the proximity of the site to the open countryside to the north and east. The Government's Planning Practice Guidance states:
- “Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.” (Ref: 8-022-20190721 – July 2019).
- The Guidance further states that biodiversity in new development can be enhanced, for example, through:
- “creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating ‘swift bricks’ and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.” (Ref: 8-023-20190721 – July 2019).
- To achieve this, the retention and protection of the existing community woodland belt adjoining the A143 is essential and additional planting along Mill Road and within the site will be essential to not only soften the impact of the development within the landscape, but also to provide new habitats. The provision of features identified in the Planning Practice Guidance referred to above will also be expected.

**Figure 12 -**  
Concept  
Diagram



**6.20 Response to Policy RV18 of Rural Vision 2031:** The Concept Diagram responds to the adopted planning policy requirements as follows:

Policy RV18 Requirement	Concept Diagram Response
Access to the site will be from Mill Road (B1106).	The Concept Diagram supports this and specifically does not allow vehicular access to the site from School Road.
Development on the site must make provision for the potential expansion needs of Great Barton Primary School.	An area for community use immediately north of the Primary School and Pre-School is identified which will enable the school to expand.
Development on the site will need to respect and respond appropriately to issues off congestion, air quality and noise management.	The Concept Diagram makes provision for an access off Mill Road and the County Council will be encouraged to manage and reduce on-street parking on School Road.
The development area must provide enhanced footpath and cycleway access to the village centre and areas of public open space.	The Concept Diagram is based on the principle of providing convenient and attractive pedestrian and cycle links to nearby facilities and off-site public rights of way.
Strategic landscaping and open space must be provided to address the sites requirements and location.	Landscaping has been designed to both screen the development and provide green lungs through the site. An area of open space and recreation is provided or in the vicinity of the school / community facilities.

### Policy GB 3 - Land at School Road (The Triangle)

12.4 hectares of land at School Road, known as The Triangle and identified on the Policies Map, is allocated for the following development:

- i) up to 150 dwellings including 15% bungalows and 30% affordable housing;
- ii) community facilities that could include the uses identified in Policy GB7;
- iii) the expansion of the primary school; and
- iv) recreational open space and children's play.

Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan.

Proposals should also enable the reduction of traffic speeds on Mill Road and the provision of safe crossing points on School Road, Mill Road and the A143 (The Street) to enable safe and sustainable travel to the wider public rights of way network and village facilities.

Housing proposals should provide a mix of sizes and types in accordance with the need identified in the Neighbourhood Plan unless clear and demonstrable evidence is provided to justify an alternative response that is supported by the local community.

The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.

## Housing Affordability

**6.21** Affordable housing provides a potential accommodation solution for those that need to live in the villages but are unable to access open market price housing. The adopted Local Plan policy for affordable housing requires new developments on sites of over ten houses to provide 30% of the total as housing that meets the “affordable” definition. The NPPF defines what type of housing is defined as “affordable” and the current definition is included in the Glossary of this Plan. The Local Plan, as well as the NPPF, also enables affordable housing to meet specifically identified local needs on an exceptional basis on land next to but outside the defined Settlement Boundary, something that Great Barton has already taken advantage of in recent years.

**6.22** The AECOM Housing Needs Assessment (2019) assessed affordability levels across the Neighbourhood Plan Area. It concluded that:

- Newly forming households are unlikely to be able to afford to buy their own home in Great Barton
- The estimated average net annual household income before housing costs in Great Barton in 2015/16 was £37,100, (there is a high level of residents in retirement) whilst the income needed to afford an entry level property is £90,000.
- The gap between income levels and required income is likely to push young residents without equity into the Private Rented Sector, opportunities for which are limited in Great Barton.
- The Severals Strategic site would produce a theoretical total of 375 affordable dwellings.
- There does not appear to be a requirement for the Neighbourhood Plan to set its own affordable housing target on the basis of the current data.

**6.23** The Parish Council commissioned a Housing Needs Survey in 2017 undertaken by Community Action Suffolk. It identified that house prices in the IP31 postcode district were between 6% and 60% higher than those across the whole IP postcode area, as illustrated in below.

	IP31	IP	National
1 Bedroom Properties	£220,300	£138,200	£207,600
2 Bedroom Properties	£223,500	£196,200	£224,900
3 Bedroom Properties	£287,100	£243,000	£257,400
4 Bedroom Properties	£407,900	£375,400	£448,300
5+ Bedroom Properties	£568,000	£533,100	£752,200

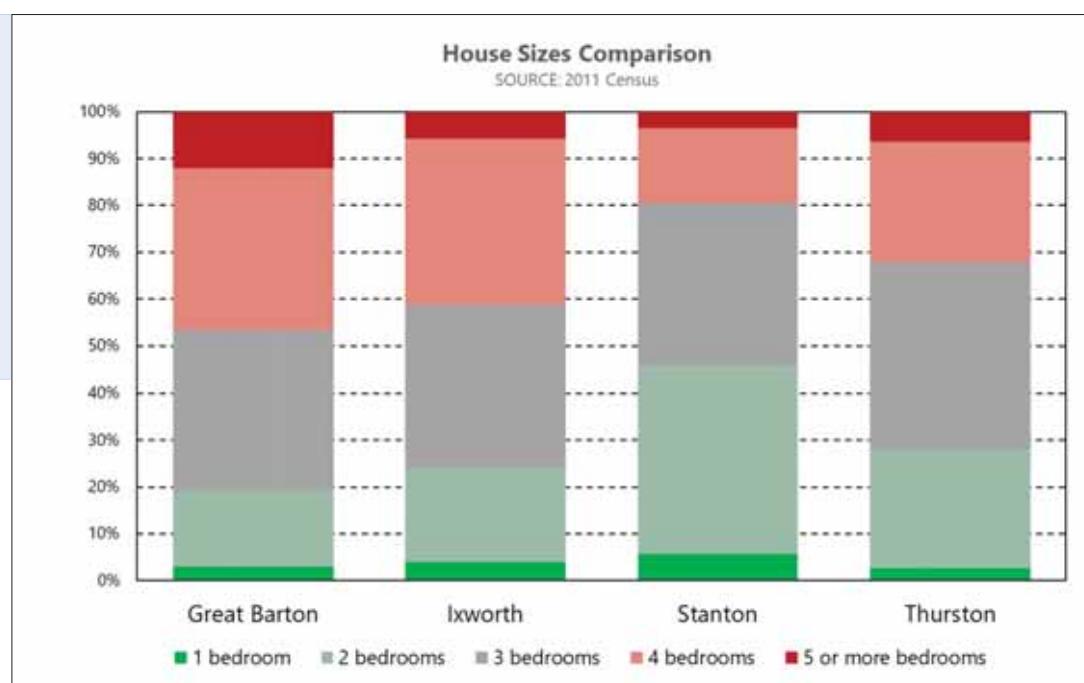
An additional Housing Needs Survey, to be carried out in accordance with guidelines provided by West Suffolk Council, may be required during the period of the Neighbourhood Plan to ascertain more up-to-date data and specific local needs.



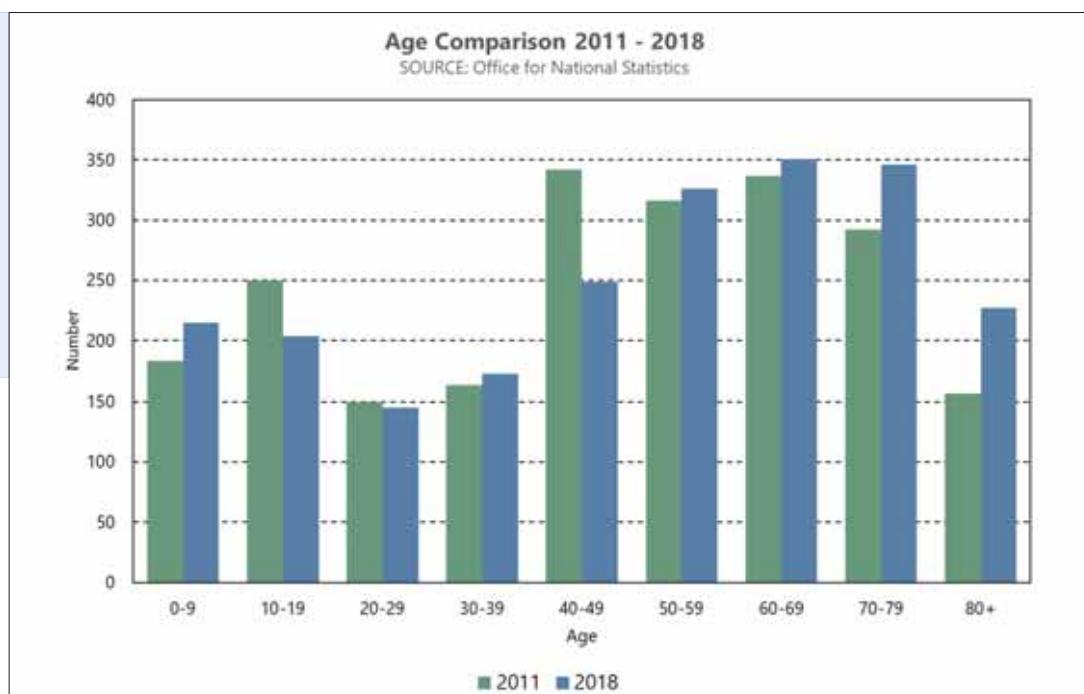
## Housing Mix

**6.24** Research in preparing the Neighbourhood Plan identified that 65% of all homes in the village are occupied by two or less people while 80% of the homes have three or more bedrooms. It also identified that Great Barton has a higher proportion of four or more bedroomed homes (46%) when compared with nearby large villages, as illustrated on the chart. In September 2018 the County Council Education Department advised that the Primary School was forecast to have 25 surplus places by 2022, which suggests that there is a future need in the village for families with primary school aged children to maintain the School's viability.

**Figure 13 -**  
House Sizes Comparison -  
Source Office for National Statistics



**Figure 14 -**  
Age Comparison 2011 - 2018 -  
Source Office for National Statistics



- 6.25** The AECOM Housing Needs Assessment (2019) concluded that:
- Homes in Great Barton are larger than the average for St Edmundsbury;
  - There is a need for smaller homes with two to three bedrooms;
  - One person households are expected to increase by 18% in the whole Borough;
  - Households with a head over age 65 are expected to rise by no less than 87%, while younger households will all decline;
  - By 2031 28% of households with a head over 65 will typically occupy a two bedroom home, while 43% will choose a three bedroom.

The AECOM Assessment recommended that the following housing mix should be sought:

- |                      |     |
|----------------------|-----|
| • 1 bedroom          | 8%  |
| • 2 bedrooms         | 21% |
| • 3 bedrooms         | 44% |
| • 4 bedrooms         | 17% |
| • 5 or more bedrooms | 17% |

**6.26** There is also a demand, as demonstrated by the results of the Household Survey, for bungalows. Housing proposals that include 15% bungalows as part of the mix of housing on the site will be supported.

**6.27** Policy GB 4 sets out the approach to meeting the housing mix needs identified by research. However, given the advanced stage of the planning of The Severals Strategic Site, this mix requirements will not apply to that development.

#### **Policy GB 4 – Housing Mix**

With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision of a mix at least 60% of two and three bedrooomed dwellings of which at least 15% shall be single storey bungalows.

#### **Housing Design**

- 6.28** The design features of new homes can have a significant impact on the character of an area. The Local Plan already contains detailed policies for the consideration of the potential impact on the character of an area and the amenity of existing residents. In addition, in December 2017, the local planning authority adopted guidance to achieve minimum internal floorspace standards. The guidance states that “the Government’s national space standards [March 2015] are the minimum acceptable space standards that should be applied to build both open market and affordable housing within West Suffolk. It is the intention of West Suffolk Council to include a policy requirement for all new homes to be built to the national space standards in the next version of their Local Plan. This Technical Advice Note is therefore an interim measure until such time as the new combined West Suffolk Local Plan is published.”

- 6.29** The 2019 NPPF states that “Planning policies for housing should make use of the Government’s optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties.” The March 2015 standards encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum space standards.

The current standards are included at Appendix 3 of this Plan.



**6.30** Planning policies cannot influence the internal layout of dwellings but, given the higher proportion of older residents and their expressed desire to downsize to smaller dwellings within the village, new homes will be particularly welcomed where they meet the accessible homes standards currently set out in Part M of the Building Regulations. Part M defines three levels of housing accessibility:

- Category 1: Visitable dwellings - Part M4(1);
- Category 2: Accessible and adaptable dwellings - Part M4(2) and
- Category 3: Wheelchair user dwellings - Part M4(3).

The current Building Regulations require that all new dwellings to which the Regulations apply should be designed to a minimum of Part M4(1) 'visitable dwellings' standard. Local authorities can opt into the requirements for Part M4(2) and Part M4(3) via Local Plan policy. However, a 2015 Written

Ministerial Statement (WMS) specifies that neighbourhood plans cannot set this standard.

**6.31** Given the restrictions set out in the WMS, otherwise acceptable proposals for dwellings in the Neighbourhood Plan Area are particularly encouraged to meet Part M4(2) and M4(3) of the Building Regulations.

**6.32** The development of "Lifetime Homes" helps to ensure that dwellings are appropriate for older persons' needs whilst still meaning that they are suitable for other types of occupiers such as first-time buyers. The Lifetime Homes standard "seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households". Proposals for new housing in Great Barton will be especially encouraged to meet the Lifetime Homes standard.



## **Policy GB 5 – Housing Design**

Proposals for new dwellings should achieve appropriate internal space through compliance with the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards.

In addition, proposals should:

- i have regard to the character of the immediate area within which the site is located and not have a detrimental impact on that character;
- ii except within The Severals Strategic Site, not be in excess of two storeys;
- iii where appropriate, have a minimum back-to-back separation distance of 40 metres with garden sizes that reflect the average of properties around it and the character area within which the site is located and as identified by the data illustrated in Paragraph 9.21 of the Plan.

The layout of new housing developments must reflect the rural characteristics of the village which is characterised by road layouts that do not dominate the development, high levels of pedestrian permeability, off road parking, garden sizes proportionate to the character of the area and natural boundary treatments.

In addition, all new homes shall provide:

- suitable ducting capable of accepting fibre to enable superfast broadband; and
- electric vehicle charging points as required to meet the current adopted parking standards.

Proposals that deliver new residential development to Lifetime Homes standards will be strongly supported.

Proposals that include affordable housing will be required to ensure that:

- a) it designed so that it is ‘tenure blind’ (so that it is indistinguishable from open market housing) either on site or, where schemes do not include on-site open market housing, the wider area; and
- b) where appropriate, small clusters of affordable housing are distributed around the larger site.

# Business and Employment

## Objectives

- **Support small-scale business creation and retention.**
- **Encourage the provision of services and infrastructure that enables business development**

**7.1** There are few job opportunities in Great Barton and, as a result, a high level of out-commuting for work. At the same time, according to the 2011 Census, 272 people worked in the Neighbourhood Plan Area of which 200 worked mainly from home but there are also businesses and services that attract people to travel into Great Barton for work.

**7.2** The gradual erosion of business premises in rural areas can have a significant detrimental impact on the sustainability of villages and their ability to support services and facilities. In a village the size of Great Barton it is important that existing employment opportunities are protected and given the opportunity to expand as long as they are not having a detrimental impact on the environment or infrastructure, including roads.

## 7.3

Paragraph 83 of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Policy DM30 of the Joint Development Management Policies Local Plan document (2015) seeks to protect employment land and premises while Policy DM31 provides criteria for the consideration of proposals for farm diversification.

## 7.4

Across the Neighbourhood Plan area there are examples of long-established business premises and more recent farm diversification projects such as those found at Manor Park and Barton Hamlet, that provide opportunities for employment and economic benefits to the area. In particular, the employment areas previously identified at Manor Park, Manor Barns, Barton Hamlet and East Barton Barns should be retained where viable.



## Policy GB 6 – Retention of existing Employment Premises

The retention and intensification of employment premises at:

- i) Manor Park,
- ii) Manor Barns,
- iii) Barton Hamlet; and
- iv) East Barton Barns,

as identified on the Policies Map, will be supported provided that proposals do not have detrimental impact on the local landscape character, the amenity of residents and would not generate unacceptable levels of vehicular traffic on local roads.

Proposals for the loss of employment floorspace at these locations will be considered against the policies in the adopted Local Plan.



# Community Facilities

## Objectives

- To protect existing community and leisure facilities and support further growth where appropriate
- To ensure that sufficient community and leisure facilities are maintained to serve the parish including new provision in association with new development
- To encourage multi-generational community and leisure facilities

**8.1** A community facility can be defined as the range of services required by any community such as education, healthcare, leisure, places of worship, all helping to support the quality of life in the community. We have considered our existing facilities which include the school, the pre-school, the Churches, Montana Care Home, the Village Hall, the Scouts Hut, the Bowling Club, the community woodlands and the allotments.

**8.2** The public consultation revealed that the existing facilities are clearly important to residents and need to be supported and allowed to develop where appropriate. In particular, the Post Office was cited as an essential part of village life but appears to be underused presently due to its location. There were strong feelings that pre and primary schools were key to family life within the community and strong support for the places of worship. The petrol station and its convenience store are by far the most used facilities in the village, followed by the Village Hall and then there was support of the current playing fields.

**8.3** There was a Farm Shop on Livermere Road (Charity Farm) which provided a wide range of produce but that has now closed and there was definite support within our feedback for local produce to be available from a more central location. Similar feeling was expressed for our local pub/restaurant. In principle there is strong support for a place to drink or eat,

but the present location of the Bunbury Arms, and the absence of safe pedestrian and cycle links, means the majority of residents drive there.

**8.4** We asked the residents what facilities they would like to see developed and where they might be accommodated. The importance of improved and consistent broadband provision was a recurring theme. There were numerous suggestions of developing the playpark further for older children and expanding the range of sports facilities available within the village, largely across the two locations of the recreation field and the Triangle.

**8.5** A popular suggestion was linking these facilities in with the Primary School to make them available across the wider community. However, significant concern was raised about traffic congestion and safety concerns in the vicinity of the school.

**8.6** A coffee shop within the Triangle was cited as a way of providing a new centre to the village, perhaps as part of a small retail complex including a Post Office and a village shop/farm shop. Further integration of healthcare, hairdressing and library facilities were additional suggestions.

**8.7** Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service. The Neighbourhood Plan can play an important role in making sure that there are sufficient and adequate services in the village to meet the needs of current and future residents. The village playing field to the rear of the Village Hall provides a central facility for both formal and informal recreation. Adjoining, but separate from the playing field is the Bowls Club. As the population of the parish grows, there is likely to be a demand for further facilities, either

an expansion of the existing or totally new provision. With new facilities being provided as part of The Severals Strategic Site, there will be a need for safe and convenient pedestrian and cycle routes to these from the village in order that they are available to residents of the whole parish. However, it is also important to safeguard what we already have and, in accordance with Policy DM42 of the Joint Development Management Policies Local Plan document (2015), existing facilities will be protected from being lost unless there are demonstrable reasons for their loss.

## **Policy GB 7 – Community Facilities**

Proposals that would result in the loss of existing community facilities identified on the Policies Map will not be supported unless the requirements of policy DM41 of the Joint Development Management Policies Document can be met.

Proposals for new and/or improved community facilities will be supported. Consideration will be given to how such facilities will complement and enhance the existing provision. Such facilities should be located in such a way that they maximise accessibility by foot or cycle. Co-location of facilities and adaptable buildings will be particularly supported.

The provision of the following community facilities will be strongly supported:

- Improved IT provision
- Improved post office facilities, local shops and farm shops
- A coffee shop or similar meeting place
- Expansion of the existing primary school and preschool facilities, especially where expanded facilities are available to the wider community
- The provision of school drop-off/pick-up facilities
- New and improved leisure facilities
- Healthcare provision

## **Policy GB 8 – Sport and Recreation Facilities**

The existing sport and recreation facilities are identified on the Policies Map. Proposals for development at these locations will be determined in accordance with Policy DM42 of the Joint Development Management Policies Local Plan document (2015) or subsequent replacement policy.

The provision of further facilities would be supported subject to mitigating any adverse impacts on neighbouring occupiers, the natural environment and on local roads.

# Built Character and Environment

## Objectives

- To preserve and enhance the character of the area
- To protect important open green spaces and wooded areas within the parish
- To ensure development is well designed and complements the diverse character of the parish
- To maintain the distinctive views and visual connectivity with the surrounding countryside from within the built-up area and protect the agricultural landscape
- To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages
- To protect and enhance biodiversity
- To minimise the impact of development on the best and most versatile agricultural land
- To reduce the environmental impact of new buildings through the use of energy saving technologies

## Landscape Setting

- 9.1** Suffolk Landscape Character Assessment identifies that Great Barton lies within the classification of “plateau estate farmlands,” a landscape of large regular fields with small woodlands on light loamy soils. Its typical characteristics are:
- Flat landscape of light loams and sandy soils
  - Large scale rectilinear field pattern
  - Network of tree belts and coverts
  - Large areas of enclosed former heathland
  - 18th, 19th & 20th century landscape parks
  - Clustered villages with a scattering of farmsteads around them
  - Former airfields
  - Vernacular architecture is often 19th century estate type of brick and tile

## 9.2

The landscape within which the village sits is therefore mostly flat with long open views interrupted by hedgerows and small wooded areas, especially to the west and north of the village. To the south the field pattern is more regimented due to the presence of Barton Stud.

## 9.3

Given the plateau nature of the landscape within which the village is located, there are a number of important views into and out of the built-up area that could, without careful consideration of development proposals easily be harmed by unsympathetic development proposals. A separate appraisal of views has been undertaken and the most important are identified on Map 7 and the Policies Map. Development proposals that would result in a detrimental impact on these important views will not be supported.



Map 7 - Important Views



## Important Gaps

- 9.4** Given the current and planned form of built development in the Neighbourhood Plan Area, there are important gaps that will need to be maintained in order to ensure that the coalescence of Bury St Edmunds, Great Barton village and Barton Hamlet are not realised through inappropriate development. These will also be important to consider as part of the preparation of the new West Suffolk Local Plan.
- 9.5** The significant growth identified in the Local Plan at North-East Bury St Edmunds (The Severals) could, if not strictly managed, result in the degradation of the distinct gap between the village and Bury St Edmunds, therefore losing the separate identity of Great Barton as a village. The St Edmundsbury Core Strategy emphasises the need to prevent coalition of villages with Bury St Edmunds and Bury St Edmunds Vision 2031, which sets out the detail of the boundary of the North-East Bury St Edmunds strategic site, makes provision for a green buffer between the growth area and the main built-up area of the village, as illustrated on Map 8. This buffer must also ensure that there is an identifiable gap created between the new development and Cattishall, as identified during the preparation of The Severals Masterplan adopted in July 2014.

**9.6**

The distinct gaps between the main built-up area of the village and Barton Hamlet and Shinham Bridge are also important to protect, although improved pedestrian/cycle routes between the two areas would be welcomed.

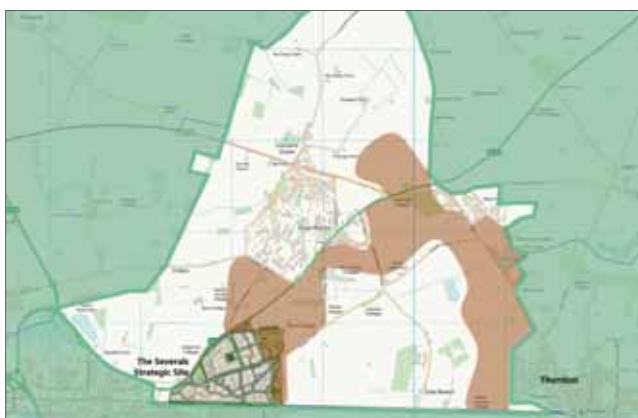
**9.7**

Development in the important gaps between the main built-up area of the village and North-East Bury St Edmunds, Barton Hamlet and Shinham Bridge will not be supported unless it is related to the operational requirements of agriculture in order that the distinct and separate characteristics of Great Barton's settlement pattern are protected.

## Trees and Woodland

**9.8**

A distinct characteristic that is common across most of the built-up area of the village centre is the significant presence of trees and woodland, reflected by the fact that 96% of residents responding to the Neighbourhood Plan questionnaire said that the existing green places, open and woodland spaces in the parish should be protected. Many are protected by Preservation Orders but, notwithstanding that protection, the loss of trees and woodland would have a significant detrimental impact on the character of the settlement and the natural habitats that it provides. The extent of the woodland areas within the village centre is shown on Map 9.



Map 8 - Important Gaps



Map 9 - Village Centre Woodland

- 9.9** Away from the centre there are further wooded areas of importance, including:
- Icepit Wood
  - Elms Wood
  - Puttocks Hill, Radio Mast
  - West Wood
  - Barton Shrub
  - Chestnut Close
  - Leeds Wood
  - Clark's Plantation
  - Severals Clump
  - Church Belt down Church Road
  - Furzefield Plantation
  - Farhill Wood
  - Holy House Belt

These are all mainly deciduous woodland areas apart from the area by the Radio Mast on Livermere Road which is coniferous. They make an important contribution to the setting and character of the village, particularly given the “plateau” landscape of the Plan area. Large areas of the village centre are protected by Tree Preservation Orders where, except in special circumstances, consent from the local planning authority is required to carry out works to protected trees.

- 9.10** In surveys during the production of the 2010 Parish Plan, 69% of residents said they wanted the existing woodland in the village to be looked after. Since then work has been carried out in some of the woods. Trees on land owned by the Parish Council will be managed by the Parish Council with the presumption that they will be maintained unless they need to be removed because they are dead, dying or dangerous.

### **Icepits Wood**

- 9.11** The site is situated North East of Bury St. Edmunds in an arable landscape East of Great Barton Residential area. The woodland is owned by Suffolk County Council and is on a 99 year lease to the Great Barton Parish Council. The woodland is actively managed to ensure the safety of users. A sub-committee of

the Parish Council of user groups and interested bodies ensures woodland activities achieves synergy for the benefit of all those using the wood. The Site is comprised mainly of semi-natural broad-leaved woodland. The South West area of woodland comprises Sycamore and Holly with a small number of Acacia trees along the western boundary.

### **Green Spaces**

- 9.12** There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation. Paragraph 99 of the NPPF states that “The designation of land as Local Green Space through Local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. Paragraph 100 states that the designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.”

- 9.13** Background work undertaken during the preparation of this Neighbourhood Plan has identified a number of sites that qualify for designation as Local Green Spaces. A separate Local Green Space Appraisal document is available that demonstrates how spaces meet the criteria in paragraph 77 of the NPPF and those that do are identified in Policy GB9 below. The identification of these spaces restricts development on them to that which is essential to these sites, such as that required for utility service providers such as telecommunications equipment. For this reason, the Neighbourhood Plan

does not identify playing pitches as Local Green Space as it would restrict the potential for the development of, for example, pavilions and changing facilities that are required in association with the sports uses.



### **Policy GB 9 – Local Green Spaces**

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

- 1 Hall Park
- 2 Maple Green
- 3 Conyers Way
- 4 Conyers Way (north)
- 5 Conyers Way (south 1)
- 6 Conyers Way (south 2)
- 7 Conyers Green
- 8 Icepits Wood
- 9 Elms Wood
- 10 Church Road
- 11 Travellers Rest

Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

### **Built Character**

**9.14** The built-up area of the village is characterised by the main part of the village grouped in the rectangle of Fornham Road, The Street, Mill Road, Livermere Road, Conyers Green. In addition, separate hamlets of relatively modern dwellings can be found at Pakenham Road/Thurston Road, Barton Hamlet, East Barton Road, Manor Road and Green Lane while, as noted in chapter 6, the strategic growth site will encroach into the southern part of the parish adjoining the railway line.

**9.15** The principal built characteristic across the parish is one of low density, predominately detached two storey

homes with wide frontages, deep front gardens and off-road parking. Many properties are accessed by private drives/ access roads and a wide network of pedestrian links connects the residential areas around the village. Boundary treatments are typically a combination of brick and flint walls, hedges and trees with low level, open fencing that maintains a rural character.

**9.16** The AECOM Design Guidance work identified seven distinct character areas across the built-up areas of the village. These are illustrated on Map 10 and described on the following pages.

### **Character Area 1 - Hall Park Area**

Hall Park is a distinctive neighbourhood of largely-modern houses, many individually designed, that is given great character by being built in the grounds of Barton Hall, which was destroyed by fire in 1914.

It is structured around the large open space within Diomed Drive, connected to Fornham Road from both sides, with cul-de-sacs branching off it. Density is relatively low, with a lot of public green spaces and open front gardens.

Many buildings are bungalows many built in a brick and render chalet style with pitched dwellings with pitched red/ brown/grey pantiles roofs, pitched slate roofs, and feature chimneys.

### **Character Area 2 - The Park Area**

The Park's narrow, unadopted road, large plots and abundant tree cover provides a secluded, rural character.

Like Hall Park, the Park has a low density compared to newer parts of the village, due to the plot sizes and attractive parkland setting. On-plot parking is consistent throughout the area and building boundaries are pronounced.

The materials within this character area include timber frame, white lime render finish, black glazed pantiles and decorative timber painted porches with dormers. Individually designed homes predominate.

### **Character Area 3 - The Coppice and Conyers Way Area**

The densities in The Coppice and Conyers Way are among the highest in the village. Both are centred around meandering roads lined with detached buildings whose boundaries follow the streets' organic curves. Planning permission for The Coppice was given in 1988 and construction commenced around 1989. However, Conyers Way dates from the 1970s.

It is bordered by Mill Road from the north, Livermere Road from the west and the School Road from the east and it includes Maple Green, a spacious green space on Downing Drive. The majority of buildings in The Coppice and Conyers Way are one to two-storey detached houses a variety of styles with mainly integrated parking garages. Building frontages area set back from roads to create enough space for front gardens, green verges and shrubs.

The boundary treatments include hedges and some short redbrick walls. The materials include flint walls, red/yellow brick, pitched roof covered with red/ brown pantiles, dormers and chimneys.

### **Character Area 4 - Conyers Green Area**

The Conyers Green area bordered by Livermere, Mill Road to the west and south, respectively. The road in this character area is informal, unadopted and without pavements. As elsewhere in the village, trees contribute to a semi-rural feel.

The majority of buildings are detached houses set back from the road. The materials are largely red brick, with some flint walls and pitched roof with clay pantiles and grey slate.

### **Character Area 5 - The Street Area**

The Street is a busy road with a mix of uses, including the post office. The majority of buildings are detached houses, but there are also several cottages and bungalows. Buildings are from several periods.

Boundaries frequently consist of short flint and red brick walls, along with hedgerows and mature trees that create soft boundaries. There are also a number of wooden fences along The Street which separate the curtilage from the road.

The building line is not continuous along The Street and some buildings are set well back from The Street with frontages of low walls and hedgerows.

In the northern part of The Street and next to the Triangle site, Elms Wood provides a green, off-road link from the village towards the pub, although the link is not complete.

Building features consist of flint, timber painted windows, slate tiled roofs, pitched roofs with some Tudor - style architectural detailing, decorative dormer windows and decorative porches. On-street parking is not seen in this area.

### **Character Area 6 - East Barton Road / Cox Lane Area**

Great Barton Village Hall is located in the northern part of this character area, accessed from Elms Close with some tall trees in the middle. Immediately adjacent to the Village Hall is a playing field with a playground in the north-eastern corner.

Properties in this area are generally one-and-a-half- to two-storey houses with integrated garages on East Barton Road, with verges providing separation between the road and the building curtilages. The road on Cox Lane is narrower with small shrubs and verges separating the building frontages from the road.

The majority of buildings on Cox Lane are semi-detached houses with on-plot parking.

### **Character Area 7 - Livermere Road Area**

Livermere Road defines the western boundary of the village. Predominantly two-storey buildings with large front gardens are set back behind low flint walls, thick hedgerows and tall trees.

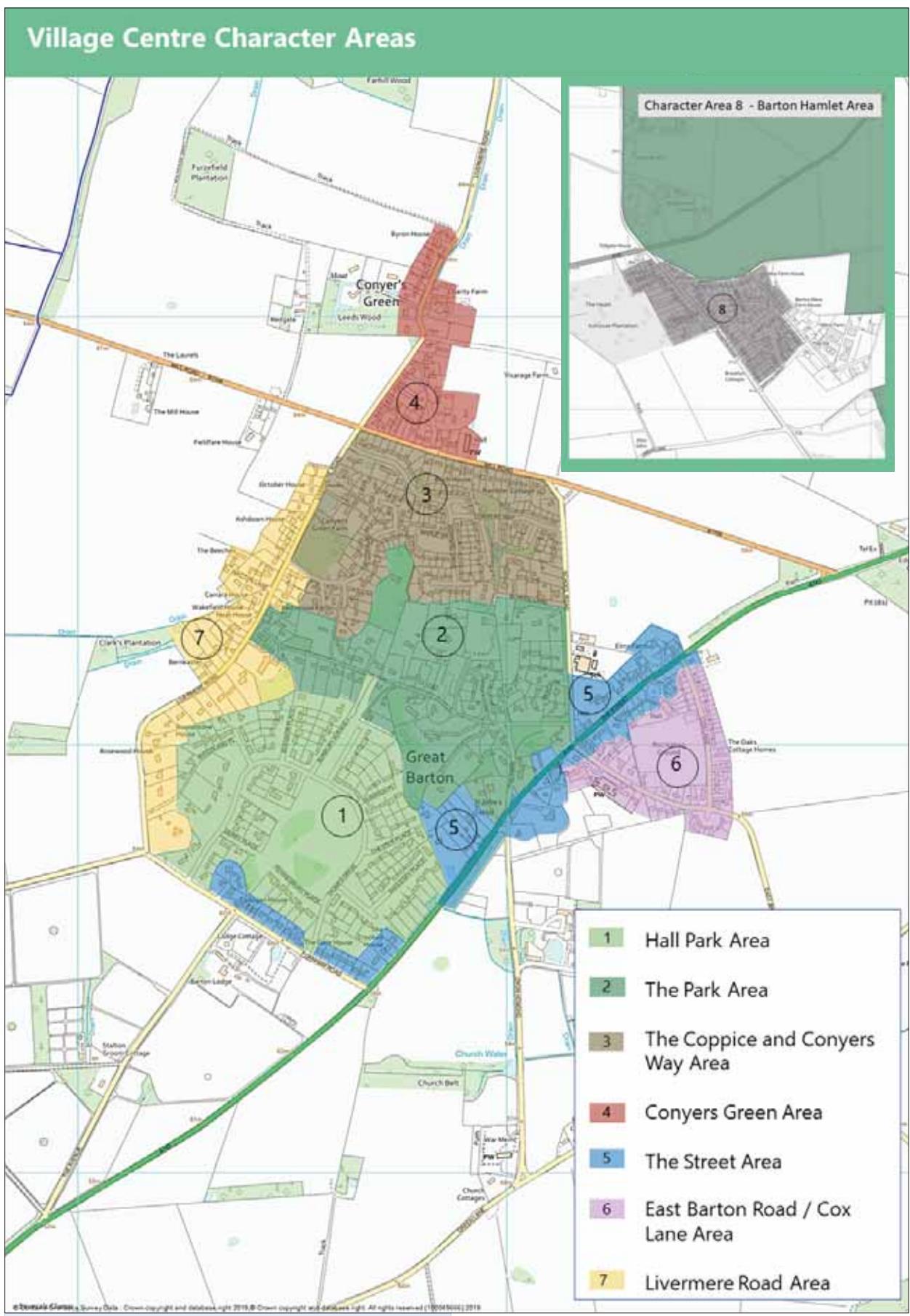
There are green verges but no footways, apart from a short stretch at the northern end.

Building features consist of yellow and white render, red brick, red and brown slate, red pantile roofs, chimneys, with on-plot parking, and gabled dormers.

### **Character Area 8 - Barton Hamlet Area**

Barton Hamlet is located to the north east of Great Barton. The Icepits Wood, immediately to the west, creates a noticeable green edge to the settlement.

Thurston Road is the main road in Barton Hamlet with some cul-de-sacs branching off it. The building lines follow the streets and the majority of buildings are detached houses and bungalows. The buildings are well set back from the road. In addition, some infill green space is located in this part. The materials along this area include red brick, rendered walls, pitched and slate roof.



Map 10 - Village Centre Character Areas

## The Park

**9.17** The Park is located around an unmade private road (formerly the service road for Barton Hall) that is characterised by large detached properties within large plots. It includes the remains of the former Barton Hall, much of which has been incorporated into the subsequent residential development that followed the destruction of the Hall in the early twentieth century. The properties vary in character and include a mix of

bungalows and two storey homes. It is recognised in the Rural Vision 2031 as having a distinctive historical character that is worthy of protection and that this protection is provided by the Local Plan Development Management policies. Application of these policies through the development management process at both local level and appeal has revealed a significant variation in interpretation. As such, a more locally distinct policy to support the adopted local plan policies is justified.

### Policy GB 10 – The Park Special Character Area

Proposals for development within The Park Special Character Area, as defined on the Policies Map, should be accompanied by a Design Statement that demonstrates how the development recognises the distinct built and natural characteristics of the area and how the buildings will be subservient to the woodland setting of the Park. Proposals for the replacement of low-level boundary treatment or natural boundary treatment with solid boundary treatment will be resisted. Natural boundary treatments will be encouraged for new development proposals.

Proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported.

## Hall Park

**9.18** Hall Park is a large residential area that was developed in the former parkland of Barton Hall. Hall Park was laid out in the 1960's in accordance with a design guide and is characterised by large areas of open space and a mix of detached houses and bungalows, set in large plots. The Neighbourhood Plan consultation process revealed a strong desire to maintain the character of this area. Opportunities for new properties that would not harm the distinct character of the area are very limited. Infill development or extensions to existing properties that significantly diminish the traditional plot sizes are especially likely to have a detrimental impact on the character of the area.



**Figure 15 -**  
The Original  
Hall Park  
Layout



### **Policy GB 11 – Hall Park Special Character Area**

Proposals for development within Hall Park, as defined on the Policies Map, should be accompanied by a Design Statement that demonstrates how the development recognises the distinct built and natural characteristics of the area.

Alterations to existing properties will be expected to respect the scale and height of neighbouring developments and the existing property that is to be altered. Proposals that fail to maintain clear separation between plots will be resisted as will developments that seek to increase the height of properties beyond the maximum in the immediate locality.

Development forward of the forwardmost building line of the existing property will only be permitted where it can be demonstrated that there will be no adverse impact on the character of the area, the amenities of neighbouring residents or the safety of the local highway.

Parking provision to serve the development proposed should be sensitively located so as to avoid the proliferation of parked cars from interrupting the street-scene.

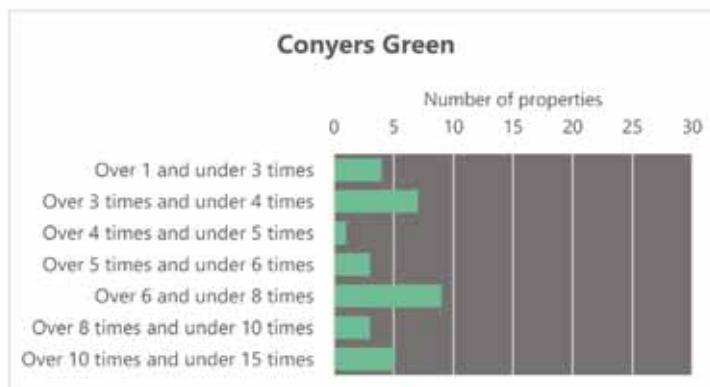
Residential extensions and garages should ensure that adequate front and rear garden space is retained such that it is commensurate with the provision at adjoining properties.

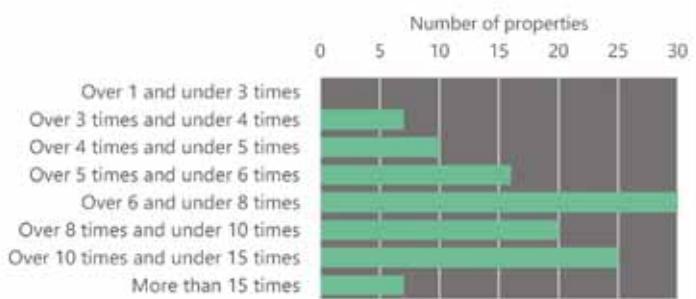
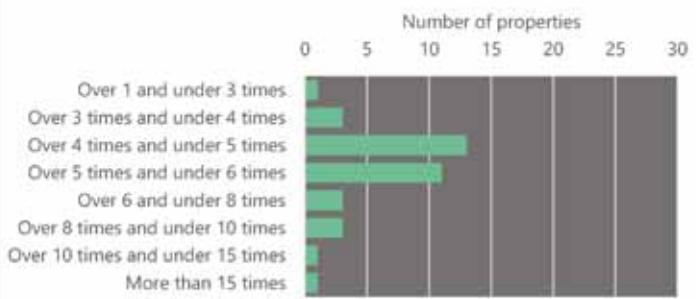
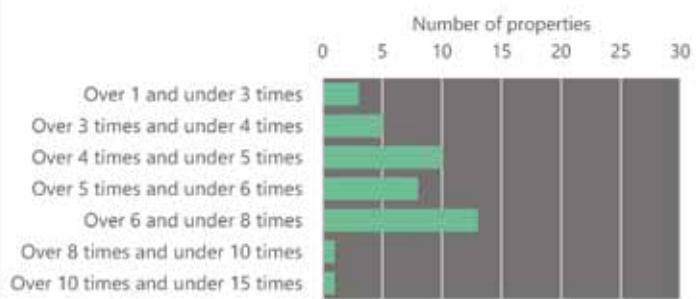
## Development Design

- 9.19** The Design Code prepared by AECOM (January 2020) has identified a number of local and distinct characteristics that all proposals for development will need to have regard to. In doing so, the Design Code identified a number of points that development should address, as appropriate. These are identified in Policy GB11 below and will be taken into account when considering development proposals.
- 9.20** The design of new housing, in particular, can have a detrimental impact on the amenity of residents and the character of the area within which the site is situated.

- 9.21** Background work in the preparation of the Neighbourhood Plan included an assessment of typical garden sizes of dwellings in the village centre. The results, which illustrate how much bigger gardens are compared with the houses in different areas, are illustrated on the graphs that follow and show significant variations across the various character areas. Proposals for development that involves the extension to existing properties, the subdivision of plots or the construction of new dwellings will be expected to have regard to this information and reflect the local garden size characteristics.

The graphs below illustrate how much bigger garden sizes are compared to the floor area of houses in each area.



**The Park****Hall Park****The Coppice****Downing Drive & Maple Green**

## **Policy GB 12 – Development Design Considerations**

Proposals for all new development must reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan and, as appropriate to the proposal:

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the established village character of streets, greens, and other spaces;
3. Reflect the local garden size characteristics;
4. Include boundary treatments that reflect the character and materials of the local vicinity;
5. Respect the rural character of views and gaps, as identified on the Policies Map;
6. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
7. Relate well to local topography and landscape features, including long-distance views, as identified on the Policies Map;
8. Reflect, respect, and reinforce local architecture and historic distinctiveness
9. Retain and incorporate important existing features into the development;
10. Respect surrounding buildings in terms of scale, height, form and massing;
11. Adopt contextually appropriate materials and details;
12. Provide adequate open space for the development in terms of both quantity and quality, in accordance with the adopted standards of West Suffolk Council;
13. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
14. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
15. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
16. Positively integrate energy efficient technologies;
17. Produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot.”

### **Climate Change**

**9.22** Proposals that make provision for reducing energy consumption will be particularly welcomed. In line with national government policy, the long-term aim should be to reduce the overall use of all fossil fuels - gas, oil and coal.

## **Policy GB 13 – Sustainable Construction Practices**

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and pV systems; and
- e. make provision for grey/rainwater harvesting and recycling.

### **Heritage Assets**

**9.23** There are a number of important buildings and features that make an important contribution to the local character of the village. There are currently 22 buildings in the parish that are “Listed” on the National Heritage List for England (ie - Listed Buildings). The list is reproduced in Appendix 1 of this Plan. The list includes the Grade I Church of The Holy Innocents and the Grade II\* barn at Manor Farm. The remainder are categorised as Grade II. Listed buildings are classified as “heritage assets” and national and local plan policies adequately set out the considerations that will be taken into account when decisions are made on planning applications for development that affects a heritage asset.

**9.24** In addition to those buildings on the statutory list, there are other buildings in the village that make a positive contribution to the character of the area and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection

through identifying them as a ‘local heritage asset’. During the course of the preparation of the Neighbourhood Plan, an assessment was made to identify whether there were any non-listed buildings that would potentially meet Historic England’s criteria for designation as a local heritage asset. Where such buildings do exist, it would be for West Suffolk Council to designate them as Local Heritage Assets. A separate assessment report has been prepared and is available on the Neighbourhood Plan pages of the Parish Council website.

#### **The following were identified.**

Nos. 4-8, The Street  
 The Dower House, The Street  
 Walnut Tree Cottage, East Barton Road  
 Red brick wall, The Park  
 Bunbury Arms, A143  
 Chimneys ,School Road  
 West View, Conyers Green  
 Terrace of cottages, Conyers Green  
 Grey Flints, Conyers Green  
 The Woodmans Cottage, Conyers Green  
 Olcote, Conyers Green  
 Trelaw Cottage, Livermere Road  
 North Lodge, Livermere Road  
 West Lodge, Fornham Road

Mony Musk, The Avenue  
 Anglenook Cottages, A143  
 Church Cottages, Green Lane  
 Shinham Bridge Terraces, Green Lane  
 Great Barton Place, East Barton Road  
 Pillbox, nr. Iccepits Wood  
 Barton Cottage, Conyers Green  
 Cattishall Farmhouse

**9.25** Separately from the Neighbourhood Plan, the designation of these buildings as Local Heritage Assets by West Suffolk Council will be pursued.

### **Policy GB 14 – Buildings of Local Significance**

Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected. Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

The following Buildings of Local Significance are identified on the Policies Map.

1. Nos. 4-8, The Street
2. The Dower House, The Street
3. Walnut Tree Cottage, East Barton Road
4. Red brick wall, The Park
5. Bunbury Arms, A143
6. Chimneys, School Road
7. West View, Conyers Green
8. Terrace of cottages, Conyers Green
9. Grey Flints, Conyers Green
10. The Woodmans Cottage, Conyers Green
11. Olcote, Conyers Green
12. Trelaw Cottage, Livermere Road
13. North Lodge, Livermere Road
14. West Lodge, Fornham Road
15. Mony Musk, The Avenue
16. Anglenook Cottages, A143
17. Church Cottages, Green Lane
18. Shinham Bridge Terraces, Green Lane
19. Great Barton Place, East Barton Road
20. Pillbox, nr. Iccepits Wood
21. Barton Cottage, Conyers Green
22. Cattishall Farmhouse

# Transport and Travel

## Objectives

- **To promote measures to improve the safety of the roads and footways through the parish.**
- **To provide improvements to footpath connections through the parish and beyond including measures to enhance pedestrian safety and safe crossing points including control measures to reduce speeds**
- **To maintain, develop and enhance cycle routes through the parish and beyond**
- **To ensure that new development provides sufficient safe parking**
- **To minimise the impact of future development on the existing highway network**
- **To encourage non-car modes of transport, including public transport, taxis and buses.**

**10.1** Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.



## Road Network

**10.2** As previously identified, the A143 road has a significant impact on the day to day lives of residents of Great Barton. Associated problems include queueing traffic at peak times, speeding, accidents and air pollution. An Air Quality Management Area is designated in the vicinity of the Post Office and the Government awarded grant funding in 2019 to move the pedestrian crossing away from the air pollution area to reduce the number of vehicles queuing with a view to improving the air quality.

**10.3** Community engagement during the preparation of the Neighbourhood Plan identified a number of safety concerns with the existing roads and junctions through the parish, including concerns arising from future new development. The junctions identified were:

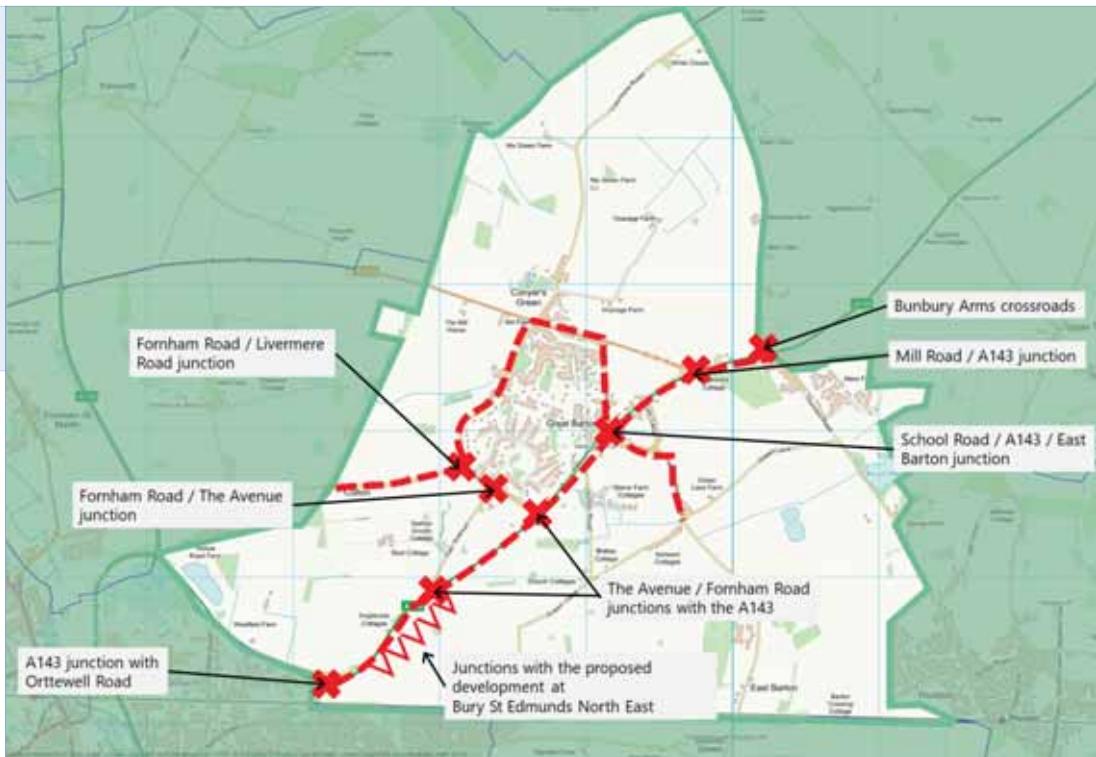
- The Bunbury Arms crossroads
- The School Road/A143/East Barton Road junction
- Junctions with the proposed development at Bury St Edmunds North East (The Severals)
- The Mill Road/A143 junction
- The A143 junction with Orttewell Road
- The Avenue and Fornham Road junctions with the A143
- The Fornham Road and Livermere Road junction
- The Fornham Road and The Avenue junction

Safety is also an issue on the following roads:

- The A143 throughout the parish
- School Road at school drop off and pick times with need for allocated parking
- Mill Road speed controls
- East Barton Road speed controls
- Fornham Road speed controls
- Livermere Road speed control and no footpaths

The location of these issues is illustrated on Map 10.

**Map 10 -**  
Road Network  
Issues



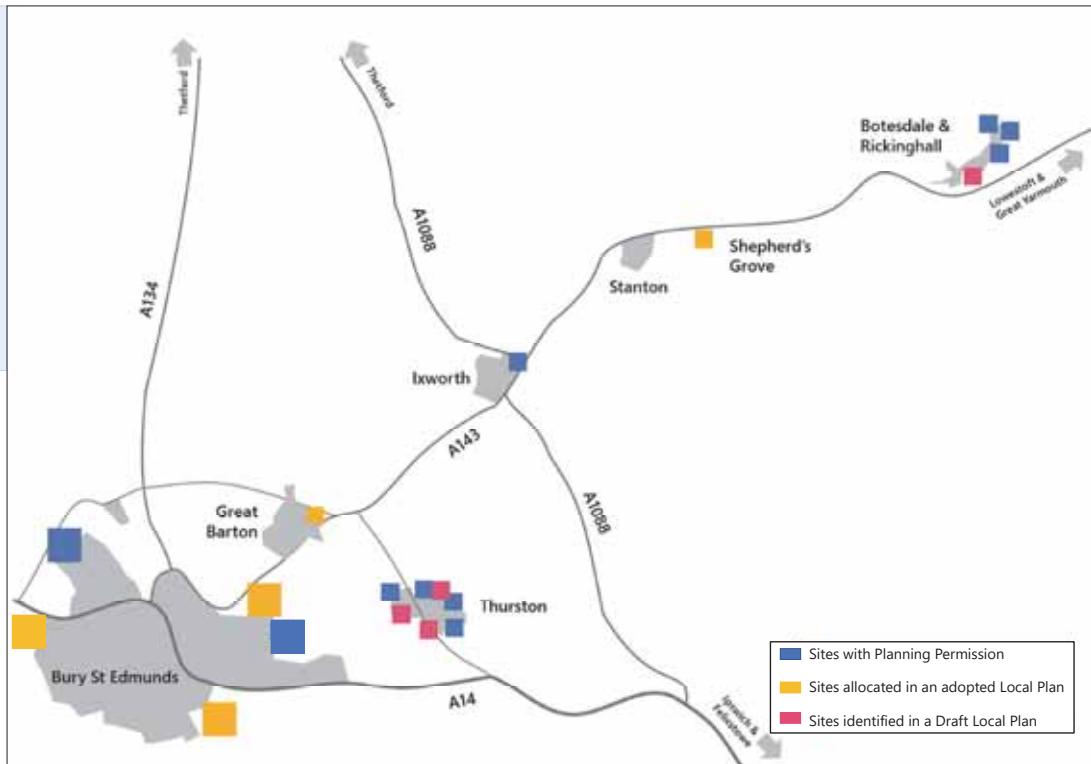
**10.4** The parish is located in a wider area that is subject to significant change. Those developments already proposed or recently constructed include:

- The new West Suffolk Waste Operation Hub on Fornham Road completed in 2019
- The North East Bury St Edmunds strategic site (The Severals) that is allocated for around 1,250 homes
- Land at School Road allocated for 40 homes in the St Edmundsbury Rural Vision 2031 Local Plan document
- The approved residential schemes in the adjoining village of Thurston, that will deliver in excess of 1,000 new homes plus the potential for further housing as the new Mid Suffolk Local Plan emerges
- The Grange housing development south of the railway line at Moreton Hall
- Suffolk Business Park, adjacent to the A14
- Key Service Centre developments at Ixworth and Stanton

The location of this growth, which will have a significant impact on the traffic levels on the existing road network through the Neighbourhood Plan Area, is illustrated on Map 11. Notwithstanding the local growth, the A143 provides an important connection between the East Coast ports at Great Yarmouth and Lowestoft and Bury St Edmunds, the A14 and the west. The Suffolk County Council Local Transport Plan 2011-2031 identifies the A143 as part of the County Primary Route Network and states:

“There is an air quality issue within Great Barton due to the volume of traffic, heavy goods vehicle numbers and parking in the centre of the village. Queuing and the volume of vehicles can result in delays to journeys and can also create a segregation effect in hampering social interaction within the village on one side of the road to the other. The A143 also segregates parts of the village.”

**Map 11 -**  
Growth Points  
in the area



**10.5** Great Barton is the largest settlement between Bury St Edmunds and Lowestoft that has not had some form of a relief road built to take the traffic away from the village centre. Traffic congestion in and around the village at peak times is significant and the levels of traffic passing through the village centre and the surrounding road network will continue to grow as a result of further development along the A143 corridor to the north-east and, left unchecked, will potentially make the quality of life and personal safety for residents in Great Barton worse in future years. The Local Transport Plan is nearly ten years old and, when it is reviewed, it is considered that careful consideration must be given to how traffic flows on the A143 through the centre of the village can be reduced.

### Local Road Network

**10.6** Parking and road safety within the village were significant concerns during every consultation and engagement with residents. There was strong opinion that the school traffic needs to be taken off School Road, due to congestion and child safety concerns, with alternative and parking provision being made as part of the Triangle development. This is addressed in Policy GB3. Better use of the Village Hall and Freedom Church car parks were offered up as other possible solutions in alleviating congestion. Other areas of concern highlighted were at the Post Office, the Bowling Green and Montana, but solutions to these are difficult as there is no available parking capacity in close proximity.

## Crossings, Footpaths, Cycleways and Pavements

**10.7** Community engagement revealed that residents are keen to improve the network and safety of footways and cycleways, including road crossings. There was also support for improved links to destinations beyond the Neighbourhood Plan Area. The Key Movement map, below, identifies these areas and those locations where improvements are desired.

**10.8** The following links are identified as desirable improvements to the existing footpath network, albeit that land purchases may be required by the County Council to deliver them:

- Widening of the pavement on the Northern side of the A143 and keeping cleared of overhanging vegetation.
- Provision of a footpath in Livermere Road between Fornham Road and Mill Road.
- Surfacing of path between School Lane and Downing Drive.
- A link from the Fornham Road/ Livermere Road junction westwards to The Stud bridleway.
- A surfaced link from Bunbury Avenue to The Park.
- An improved surface to The Park and Muddy Lane.
- A fieldside southerly link parallel to the A143 from Cox Lane to The Heath (known as Icepits Wood).
- A link on Mill Road from Livermere Road to Northern end of Elm Wood/A143.
- A link from School Road to the Garage avoiding the A143.
- Extended link on Thurston Road.
- New link within proposed Berkeley Homes Development on Southern side of A143 to Compiegne Way.

In addition, improvements by the County Council to the signage confirming the existing and future Public Rights of Way through the parish will be encouraged.

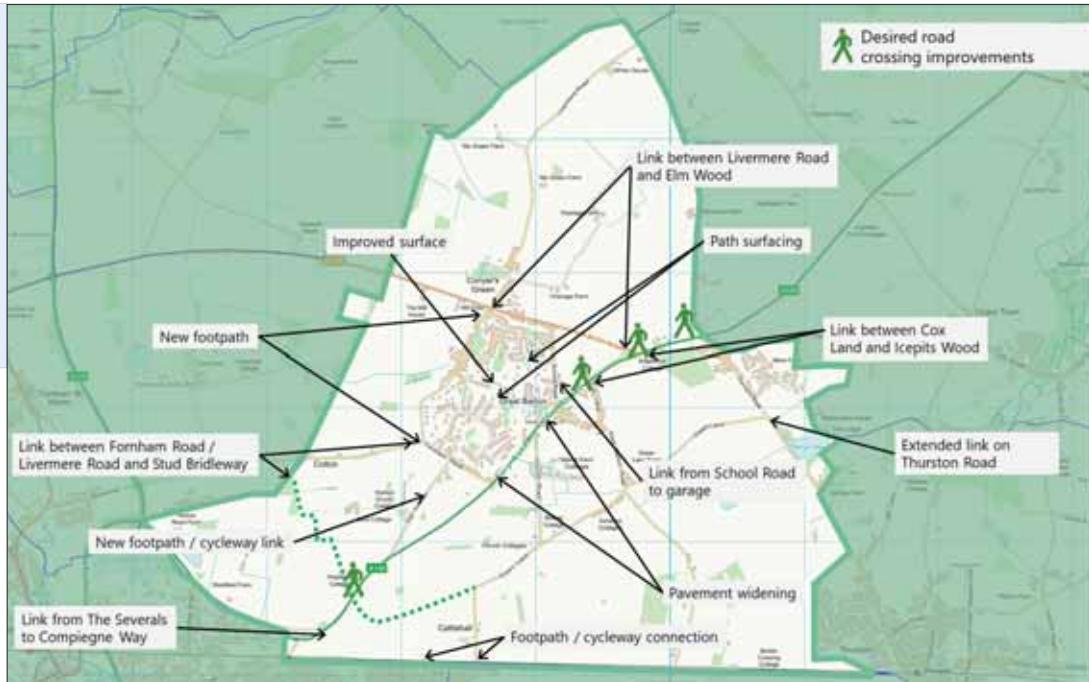
**10.9** The development of The Severals Strategic Site provides the opportunity to seek to secure improved links between the site and the main built-up area of the village. Subject to agreement with the developer and West Suffolk Council, options might include:

- A footpath and cycleway link along The Avenue.
- New and safe crossing points over the A143.
- A new footpath and cycle connection through to Cattishall crossing.

**10.10** In addition to measures to be delivered as part of The Severals site, the following road crossing improvements are desired:

- An additional light-controlled crossing for the A143 near the Village Hall to serve the proposed development at The Triangle.
- Additional crossings over the A143 as appropriate.
- Across the A143 from the Stud to the Bridleway linking with Church Road and Green Lane.
- Mill Road/Elm Wood across A143 to Icepits Wood.
- Brand Road across A143 to Thurston Road (Bunbury Junction).

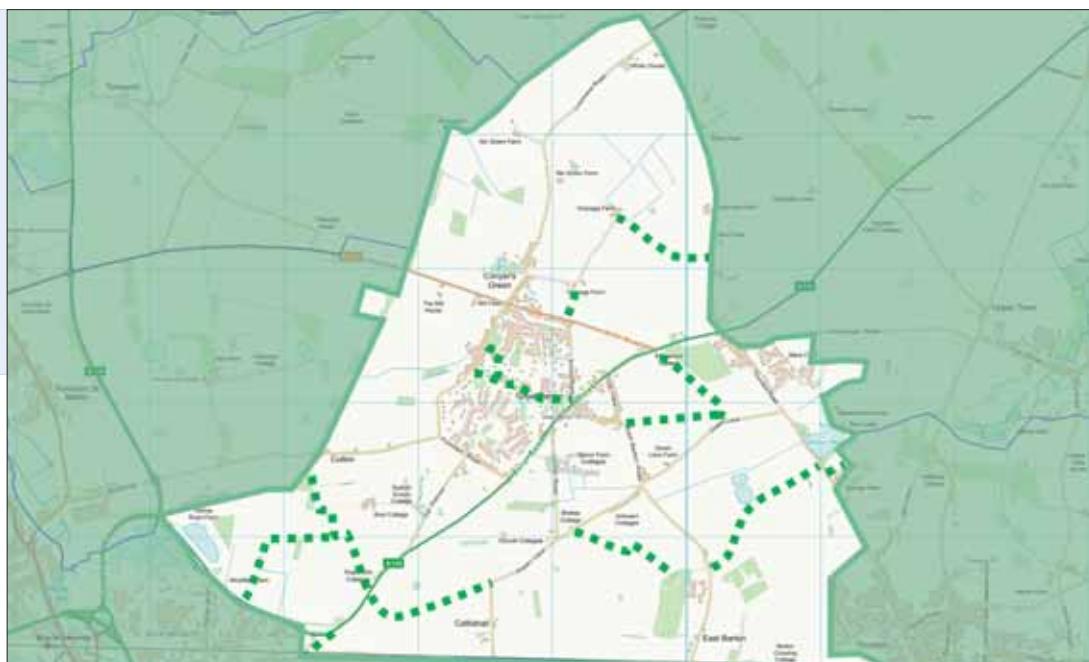
**Map 12 -**  
Pedestrian  
and Cycle  
Route  
Improvement  
Aspirations



### Public Rights of Way

**10.11** There is a good network of public rights of way across the Neighbourhood Plan Area. They provide opportunities for recreational walking, horse riding and cycling. In particular, improvements to the quality of the public rights of way network will facilitate dog walking from homes within the village and reduce the propensity to travel to The Brecks, for example, where disturbance from dog walking can have a detrimental impact on protected species. The Neighbourhood Plan therefore supports the improvement of the condition of the public rights of way network and links from development to the network.

**Map 13 -**  
Public Rights  
of Way  
Network



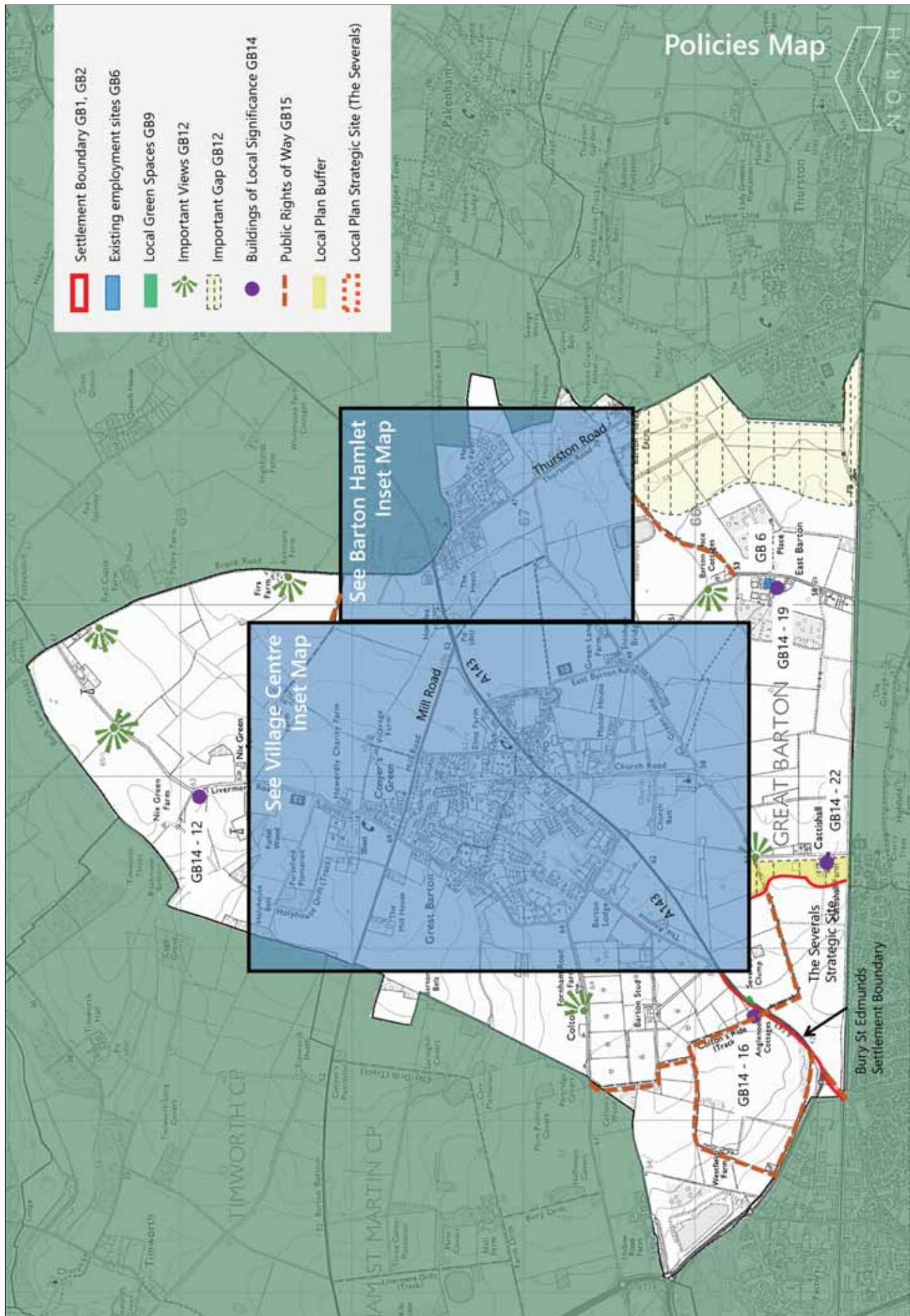
### **Policy GB 15 – Public Rights of Way**

Measures to improve and extend the existing network of public rights of way and bridleways are supported so long as their value as biodiversity corridors is recognised, protected and efforts are made to enhance biodiversity as part of the ‘development’ work.

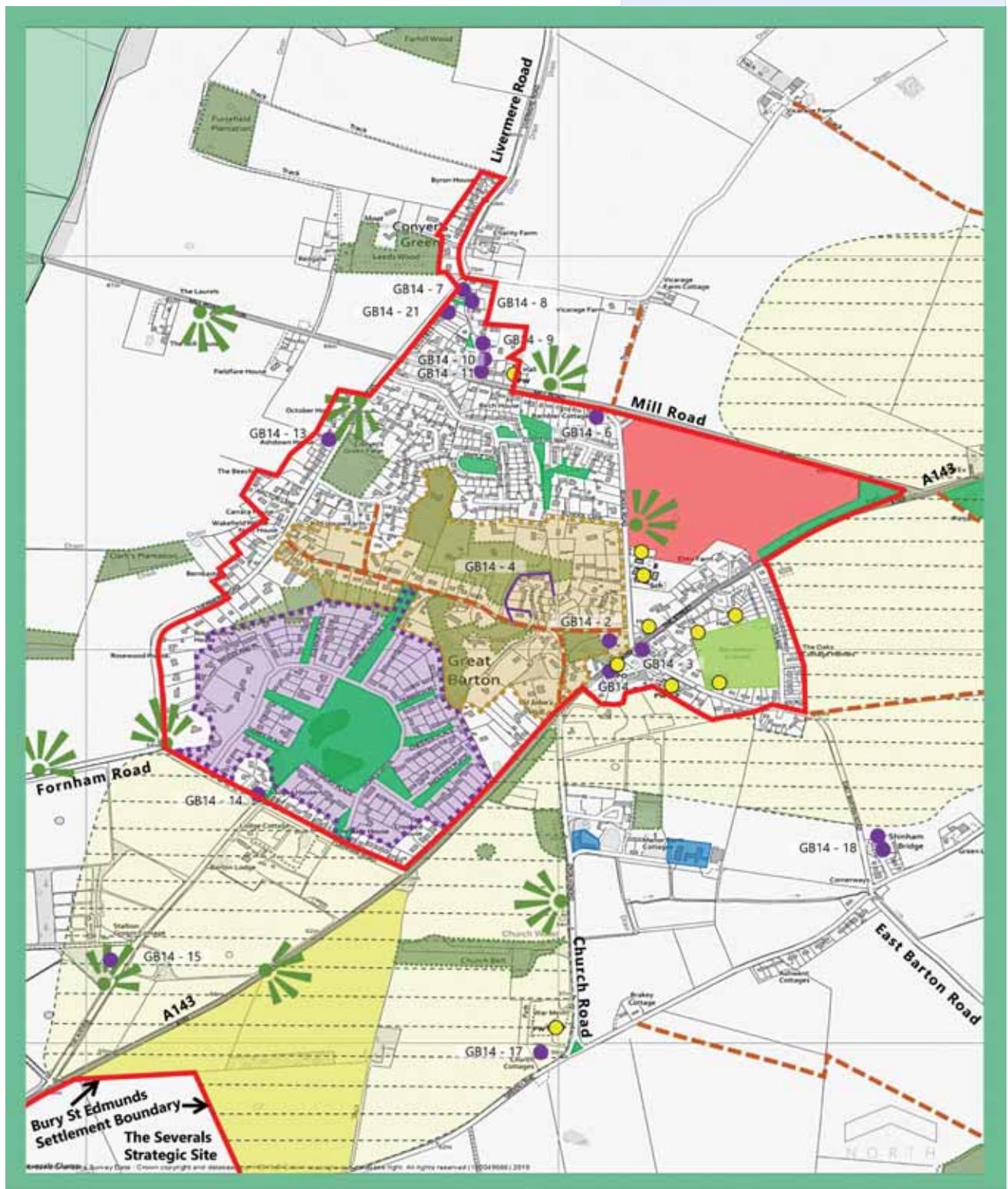


## Monitoring and Delivery

- 11.1** The Great Barton Neighbourhood Plan will run concurrently with the St Edmundsbury Local Plan documents identified above unless superseded by the strategic policies of the new West Suffolk Local Plan, which is currently planned to take place in 2023. It will apply for the period 2019 - 2041 and reflects the identified needs and aspirations of the local community as understood at the time of its preparation. It is recognised that current challenges and concerns are likely to change over the plan period. Great Barton Parish Council, as the Qualifying Body, will review the content of the Plan at the Parish Annual General Meeting in order to determine whether the planning policies remain relevant, up-to-date and conform with adopted national and local planning policies and whether a review of the Plan is necessary.



## Village Centre Inset Map



- |                                       |                                     |   |                                       |   |  |
|---------------------------------------|-------------------------------------|---|---------------------------------------|---|--|
| <span style="color: red;">■</span>    | Settlement Boundary GB1, GB2        | <span style="color: green;">■</span>      | Local Green Spaces GB9                | <span style="color: green;">■</span>      | Important Woodland GB12                  |
| <span style="color: red;">■</span>    | Land at School Road GB3             | <span style="color: yellow;">■■■</span>   | The Park Special Character Area GB10  | <span style="color: purple;">■■■■■</span> | Buildings of Local Significance GB14     |
| <span style="color: blue;">■</span>   | Existing employment sites GB6       | <span style="color: purple;">■■■■■</span> | Hall Park Special Character Area GB11 | <span style="color: brown;">—</span>      | Public Rights of Way GB15                |
| <span style="color: yellow;">●</span> | Community Facilities & Services GB7 | <span style="color: green;">■■■■■</span>  | Important Views GB12                  | <span style="color: yellow;">■■■■■</span> | Local Plan Buffer                        |
| <span style="color: green;">■</span>  | Sport and Recreation Facilities GB8 | <span style="color: brown;">—</span>      | Important Gap GB12                    | <span style="color: red;">■■■■■</span>    | Local Plan Strategic Site (The Severals) |

Barton Hamlet Inset Map



- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| Settlement Boundary GB1, GB2        | Important Views GB12                 |
| Existing employment sites GB6       | Important Gap GB11                   |
| Community Facilities & Services GB7 | Buildings of Local Significance GB14 |
| Local Green Spaces GB9              | Public Rights of Way GB15            |

## **Appendix 1 - Statutory Listed Buildings**

### **Grade I**

Church of The Holy Innocents, Church Road

### **Grade II\***

Conyers Green Farmhouse, Livermere Road

Barn at Manor Farm, Church Road

### **Grade II**

Great Barton Lodge, The Avenue

Great Barton War Memorial, Churchyard of the Holy Innocents, Church Road,  
Mere Farmhouse

Elms Farmhouse, The Street

Charity Farmhouse, Livermere Road

Manor House, Church Road

The Old House, Livermere Road

Shrub End, Barton Crossing

Milestone on the south-east side of The Street, due East of The Forge

Sharon, Conyers Green

Keepers Cottage

St Johns Well Cottage (The Lodge), The Street

The Homestead, Conyers Green

Netherton and Bridge House, Conyers Green

Barn immediately to the North of the Old House, Livermere Road

Thingoe Cottage, Nether Street [The Street]

The Forge, The Street

Willow and Corner Cottages (Park Corner, The Park)

Forge Bungalows, 1-4 The Street

## Appendix 2 - 2010 Parish Plan Actions Update

	<b>ISSUE</b>	<b>Actions</b>	<b>2015 – 17 UPDATE</b>	<b>2018/19 UPDATE</b>
1	Expand the Neighbourhood Watch Scheme	Regional Neighbourhood watch co-ordinator contacted and article put in newsletter asking for feedback on existing schemes and for any new co-ordinators.	Item raised at meetings and volunteers requested in the newsletter. No response.	No change
2	Investigate possible Good Neighbour Scheme	None	Being looked into by the Free Church.	Ongoing and Freedom Church offered a friendship service to residents – To be known as “Good Neighbour scheme”.
3	Consider scheme for prescription collection	None	New pharmacy opened in Thurston so deemed not needed.	No Change
4	Provision of some health services in village	Part of scheme for ‘the triangle’		Aspiration for The Triangle, when developed.
5	Investigate viability/ feasibility of a Local Shop	None	Village is serviced by farm shops, garage with small stock of foods and the Post Office.	Farm shops have closed. The residents desire still present and could be delivered as a commercial facilities development at The Triangle
6	Problems with broadband connection – Liaise with service providers	Superfast connection in Bury but not GB. Suffolk is not in the list of top 20 areas with slow broadband and therefore will not be a priority. Government want all to have superfast broadband by 2015.	Fibre Optic broadband installed in Gt Barton.	It's believed that SCC have rural areas within their scope for broadband by 2020
7	Poor mobile phone signal – liaise with service providers	Reviewed by Peter Bell	No plans to upgrade at present time.	No change
8	Create a Directory of businesses in the Village – (Shop Local Scheme)	Letters sent to local businesses. Only 6 responses rec'd.	SCC organising list of ‘safe’ trades people in area.	No change and is this still the status?
9	Requirement for local affordable housing scheme	Architect drawing up draft plans for possible sites on East Barton Road and School Road. Possible grants available to Housing Associations summer 2011.	Project of 10 homes due to be finished in April/May 2015.	HNS 2017/18 will determine need and then subsequent actions through the emerging Neighbourhood Plan
10	Requirement for sheltered residential care accommodation	Part of the scheme for ‘the triangle’		HNA by AECOM and the HNS of 2017/18 may indicate need and covered in emerging N. Plan.
11	Introduce traffic calming measures	30mph roundel painted on Thurston Road. Looking into 30mph sign at A143 end of East Barton Road and just before bend by Cox Lane.	Council purchased Vehicle Activated Speed Sign for use at designated areas around the village. Speeding is police priority.	An additional mobile SID has been acquired and has the capacity to operate for longer continuous periods. This VAS is allocated to busier roads. The ability to recognise vehicle size is under evaluation. The original VAS is being evaluated for extended operations through revised battery power.

12	Create a village map	Included in newsletter.		
13	Develop footpath system, rights of way and cycle paths	Footpaths on map in newsletter. Produce leaflet with walks and cycle paths?	New circular walk from A143, through Elms wood, along Ice Pits wood, across the new footpath crossing arable fields to East Barton Road.	No change and on-going. The permissive footpath to Ice Pits Wood next to the A143 is the remit of the Ice Pits Wood Committee.
14	Produce footpath map & circular walk leaflet	As above.		
15	Provide more dropped kerbs	Need to ascertain where they are required. For elderly with limited mobility & mums with buggies	Not progressed due to lack of funding.	Not progressed due to lack of funding.
16	Improve existing footpaths	East Barton road footpath extended.	New footpath from A143 into Elms Close provided the segregation of pedestrians away from motor vehicles.	No further action
17	Review frequency of services & visibility of bus timetables with operator	Bus service reviewed by St Edmundsbury Borough Council due to funding.	Out of Parish Council's remit.	Out of Parish Council's remit
18	Provide a recycling point	Being looked at by Free Church to possibly site in their car park,	Unable to find site. Not feasible at Village Hall	Unable to find a site.
19	Promote energy saving (Village Hall)	Parish Council assisted in the provision of a ground source heating and solar pV projects in 2010.		
20	Preserve existing woodlands & hedges via TPO's etc	On-going through planning committee.	Assistant Tree Warden and Clerk undertake site visits. PC working with GB Community Woodland with regard to maintenance of Icepits Wood.	No change except Clerk's visit frequency is markedly reduced
21	Employ person to cut verges & hedges	Currently cut by Highways.	Council happy with existing system.	No change to present arrangements which is not wholly satisfactory to PC. Ongoing talks around verge cutting with Suffolk CC (Highways) under their agenda of SCC Community self-help programme.
22	Investigate potential use of the school for evening classes & other activities (with Suffolk Education Dept)		Some evening classes introduced.	No change
23	Review publication of meetings, activities & planning applications	All agendas on all notice boards & website. Update on Parish Plan to go in winter edition of newsletter.		
24	Review provision and location of litter and dog refuse bins	Council do not wish to spend money on this facility in the current economic climate-Dec 2010	Dog bin replaced on the playing field and new bin installed at Barton Hamlet.	- Provision of bin in Conyers Way/Coppice area being discussed at December's 2017 meeting. Reviewed in 2018 for best cost in use. A143 and School road dog bins removed and a larger provision at Bunbury Avenue/The Park. New Dog bin at junc. of Conyers Way/Livermere Road.
25	Improve street lighting	Need to ascertain where lack of street lighting is a problem.	Street Lights now operating reduced hours to save funds.	As per 2015. Street Light on The Coppice/Conyers Way cut through is being left on overnight on a trial.

## Appendix 3 – Government National Space Standards for New Housing

In March 2015 the Government published the following optional Technical Standards for new housing.

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in the table below;
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area);
- g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement; and
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

A summary table is provided below. Floorspace figures are in square metres. Where a 1b1p dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 square metres to 37 square metres, as shown bracketed

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
		Square metres			
1b	1p	39 (37) <sup>2</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

## Appendix 4 – Development Design Checklist

<b>Street Grid and Layout</b>
Does it favour accessibility and connectivity over cul-de- sac models? If not, state why?
Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
How will the new design or extension integrate with the existing street arrangement?
Are the new points of access appropriate in terms of patterns of movement?
Do the points of access conform to the statutory technical requirements?
<b>Green Spaces, Views and Character</b>
What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
Does the proposal maintain or enhance any identified views or views in general?
How does the proposal affect the trees on or adjacent to the site?
Has the proposal been considered in its widest context?
Has the impact on the landscape quality of the area been taken into account?
In rural locations, outside the Settlement Boundaries, has the impact of the development on the tranquillity of the area been fully considered?
How does the proposal affect the character of a rural location?
How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
Can any new views be created?
Is there adequate amenity space for the development?
Does the new development respect and enhance existing amenity space?
Have opportunities for enhancing existing amenity spaces been explored?
Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
<b>Gateway and Access Features</b>
What is the arrival point, how is it designed?
Does the proposal maintain or enhance the existing gaps between settlements?
Does the proposal affect or change the setting of a listed building or listed landscape?
Is the landscaping to be hard or soft?
<b>Buildings Layout and Grouping</b>
What are the typical groupings of buildings?
How have the existing groupings been reflected in the proposal?
Are proposed groups of buildings offering variety and texture to the townscape?
What effect would the proposal have on the streetscape?

Does the proposal maintain the character of dwelling clusters stemming from the main road?
Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
<b>Building Line and Boundary Treatment</b>
What are the characteristics of the building line?
How has the building line been respected in the proposals?
Have the appropriateness of the boundary treatments been considered in the context of the site?
<b>Building Heights and Roofline</b>
What are the characteristics of the roofline?
Have the proposals paid careful attention to height, form, massing, and scale?
If a higher than average building is proposed, what would be the reason for making the development higher?
<b>Household Extensions</b>
Does the proposed design respect the character of the area or the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?
Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
Do the proposed materials match those of the existing dwelling?
In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
Are there any proposed dormer roof extensions set within the roof slope?
Does the proposed extension respond to the existing pattern of window and door openings?
Is the side extension set back from the front of the house?
<b>Building Materials and Surface Treatment</b>
What is the distinctive material in the area, if any?
Does the proposed material harmonise with the local material?
Does the proposal use high quality materials?
Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?
Does the new proposed materials respect or enhance the existing area or adversely change its character?
<b>Car Parking Solutions</b>
What parking solutions have been considered?
Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
Has planting been considered to soften the presence of cars?
Does the proposed car parking compromise the amenity of adjoining properties?
<b>Architectural Details and Contemporary Design</b>
Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing, and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
Does the proposal maintain or enhance the existing landscape features?
Has the local architectural character and precedent been demonstrated in the proposals?
If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

# Glossary

**Affordable Housing** Affordable Housing is defined by the Government in the 2019 NPPF as:

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Biodiversity:** Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

**Biodiversity Action Plan:** A strategy prepared for a local area aimed at conserving biological diversity.

**Community Facilities:** For the purposes of this Plan, these are defined as meeting places, places of worship and play areas.

**Development Plan:** This includes adopted Local Plans and neighbourhood plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Habitat:** The natural home of an animal or plant often designated as an area of nature conservation interest.

**Heritage asset:** A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

**Infrastructure:** The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council. 1148

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

**Neighbourhood plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.



---

# GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041

---

PRE-SUBMISSION DRAFT PLAN  
JANUARY 2020